



## Industrial park

40 536 m<sup>2</sup>, Praha-západ, Jinočany, Hlavní

Ask for price





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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 40 536 m <sup>2</sup>         |
| Available area for rent | 12 366 m <sup>2</sup>         |
| Min. area               | 600 m <sup>2</sup>            |
| Ceiling height          | 8 m                           |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | B                             |
| Reference number        | 101101                        |

The multifunctional commercial park offers A class industrial, warehouse and office space for lease on the outskirts of Prague. The park with a total leasable area of 150,000 m<sup>2</sup> offers highly flexible spaces that can be adapted to the client's requirements. The premises are suitable for storage and light production, administration and sales (showrooms, wholesale and retail stores).

**Location:**

The park is located in the west of Prague near the village of Jinočany in close proximity to the Prague ring road (D0, exit 21 Stodůlky) and the D5 highway to Pilsen. The park is easily accessible by public transport (bus to metro B).

**Features and Services:**

- Flexible units (storage / office / light production / showroom)
- 24/7 security service and CCTV
- Sufficient parking space
- High standard of building

**Warehouse/Industrial space:**

- Drive ins without loading ramps
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 8 m
- Column grid structure 12 x 24 m
- LED lighting
- Solar Panels
- Low-energy halls
- Ecological certification BREEAM Excellent
- Sprinkler system
- security – FDAS, I&HAS

**Office:**

- Flexible office layout

Lessee pays no commission.



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### Areál 1 – logspace

Celková plocha/total area  
**22 862 m<sup>2</sup>**

- 10m výška/height
- jednotky od/units from 500m<sup>2</sup>
- 5l/m<sup>2</sup> zatížení/floor loading
- 12x24m rozpon sloupů/column grid

### Areál 2 – logbox

Celková plocha/total area  
**17 674 m<sup>2</sup>**

- 8m výška/height
- jednotky od/units from 800 m<sup>2</sup>
- 5t/m<sup>2</sup> zatížení/floor loading
- 12x24m rozpon sloupů/column grid

### Areál 3 – retail

#### VÝMĚRY BUDOV

|    |                      |    |                      |
|----|----------------------|----|----------------------|
| 1  | 2 695 m <sup>2</sup> | 2  | 2 694 m <sup>2</sup> |
| 3  | 3 960 m <sup>2</sup> | 4  | 2 739 m <sup>2</sup> |
| 5  | 2 738 m <sup>2</sup> | 6  | 2 982 m <sup>2</sup> |
| 7  | 3 569 m <sup>2</sup> | 9  | 2 933 m <sup>2</sup> |
| 10 | 3 106 m <sup>2</sup> | 11 | 3 106 m <sup>2</sup> |
| 12 | 3 221 m <sup>2</sup> |    |                      |



MHD