



Industrial space

6 368 m², Ústí nad Labem, Přestanov, Přestanov

Ask for price



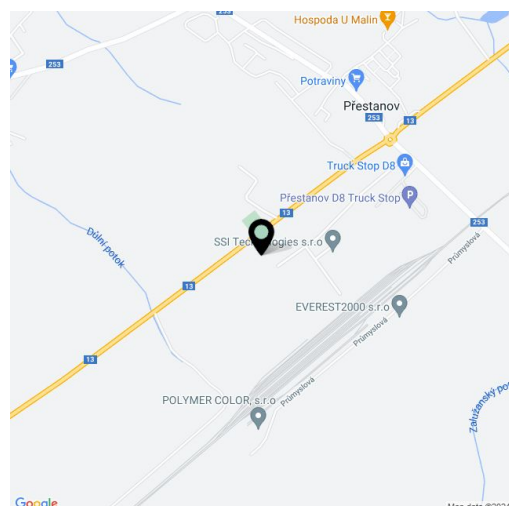


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Total area	6 368 m ²
Available area for rent	6 368 m ²
Office area	2 106 m ²
Min. area	6 368 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	104442



4,262 m² of A-Class industrial and **2,106 m²** of office space for lease in an industrial zone close to Ústí nad Labem. Tailor-made spaces are suitable for light industry, logistics or commercial activities. Available immediately.

Location:

The park is located in the village of Přestanov, close to the E13 connecting Teplice with Děčín. The D8 motorway (E55), connecting Prague and Dresden, is less than 4 km from the zone. Excellent access to the main roads and very good transport accessibility – regularly scheduled public buses.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Turnkey custom-made solutions
- Onsite property management
- Park maintenance
- High standard of building
- All infrastructure on site
- Excellent public transport
- Workforce availability

Industrial/Warehouse space:

- Drive-in
- Ramps and gates (3.0 × 3.5 m)
- Fully automatic hydraulic levelling bridges with a loading capacity of 60 kN
- Floor loading capacity 5 T/m²
- Clear height 10 m
- Column grid structure 12x24 m and 16x24 M
- Energy efficient lights with a light intensity of 200 Lux in the space between shelf units and 300 Lux in the picking area.

Offices:

- All administrative space built to suit
- According to customer requirements, floor coverings are high-quality and durable carpets, tile or linoleum
- Air conditioning
- Sufficient parking space

Lessee pays no commission.



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