



Warehouse space

11 310 m², Cheb, Cheb, Podhradská

Ask for price



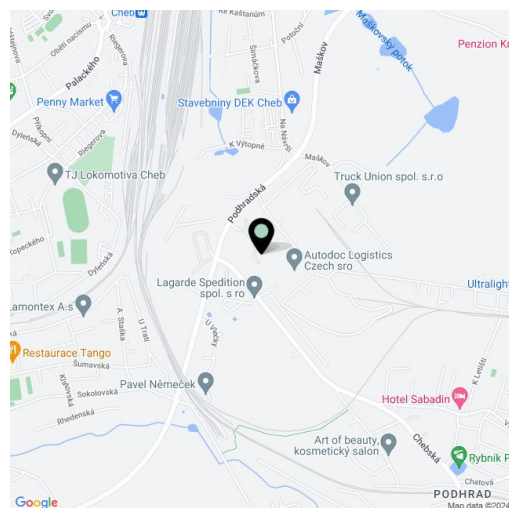


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Total area	11 310 m ²
Available area for rent	11 310 m ²
Min. area	5 000 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	104770



11,310 m² of warehouse and office space for rent in Cheb. Category A premises are suitable for logistics or distribution. The internal layout of the premises can be adapted to the requirements of the tenant. Available immediately.

Location:

The park is located in the immediate vicinity of the D6 motorway (exit 164), which is 8 kilometres from the border crossing to Germany Pomezí/Schirnding. A local railway line connects the adjacent German border areas (Selb, Hof) with the Czech regions of Cheb and Sokolov. The connection between Park, Cheb and Sokolov is provided by regular public transport.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Accessibility 24/7
- 428 parking spaces
- 42 truck parking spaces

Storage/Industrial space:

- Floor loading capacity 5 T/m²
- Clear height 10 m
- 1x electrically operated 3 x 3.2 m dock for each 1 000 m² of hall
- Each dock equipped with hydraulic leveller, 60 kN capacity
- 1x electrically operated 3.5 x 4.2 m drive-in gate for each 5 000 m² of hall
- Skylights min. 2 %
- Column grid structure 24x12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements

Lessee pays no commission.

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The site plan illustrates the proposed development layout. A legend at the top left defines the colors: grey for 'OCCUPIED', yellow for 'AVAILABLE', and white for 'PLANNED AVAILABLE'. The plan shows a central building footprint (B) and a large yellow area (A) to its left. A smaller yellow area (C) is located to the right of the central building. Parking areas are labeled with 'TRUCK' and 'PASSENGER' counts. A 'RETENTION POND' is located at the bottom right. The plan also shows 'DRIVE-IN' areas, 'DOCKS', and 'SPRINKLER STATION'.