



## Industrial space

19 418 m<sup>2</sup>, Nový Jičín, Hladké Životice, Kujavská

Ask for price





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 19 418 m <sup>2</sup>         |
| <b>Available area for rent</b> | 19 418 m <sup>2</sup>         |
| <b>Min. area</b>               | 19 418 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 10.5 m                        |
| <b>Floor loading capacity</b>  | 5 t/m <sup>2</sup>            |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | G                             |
| <b>Reference number</b>        | 104851                        |

**19,418 m<sup>2</sup>** of industrial and office space in Hladke Životice. The park with a total area of 95,000 sqm will offer rental space in 4 halls, each of which has more than 20,000 m<sup>2</sup>, which can be divided into smaller units according to the needs of individual clients. The premises are suitable for light manufacturing, logistics or distribution and can be put into use as early as 12 months after signing the lease agreement.

### Location:

The industrial park is located directly on the D1 motorway exit, which connects Prague, Brno and Ostrava.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 321car parking places
- 14 truck parking places

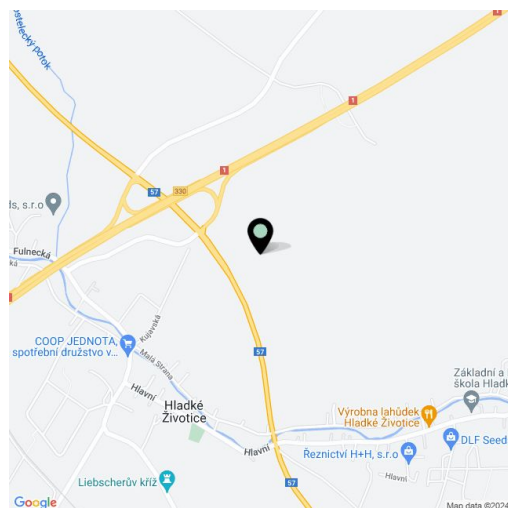
### Warehouse/Industrial space:

- Drive-ins
- Floor loading capacity 5 t/m<sup>2</sup>
- Clear height 10,5 m
- Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- BREEAM excelent certified

### Office:

- Build-to-suit
- Light intensity 500 Lux
- Clear height 2,7 m
- Air-conditioning

Lessee pays no commission.





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