



Warehouse space

1 477 m², Ostrava-město, Ostrava, Halasova

Ask for price



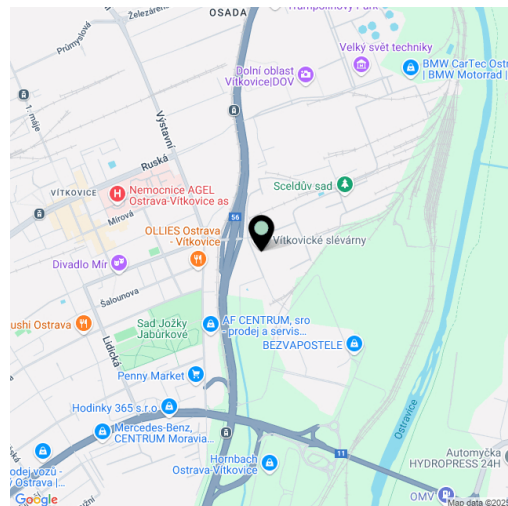


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Total area	1 477 m ²
Available area for rent	1 447 m ²
Office area	132 m ²
Min. area	1 447 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	108072



1,315 m² of warehouse and **132 m²** of office space incl. background for lease in an area located in Ostrava - Vítkovice. After a demanding rehabilitation, the 44ha brownfield is ready for the construction of a modern commercial-industrial park. The tenants of the park have at their disposal premises of various sizes suitable for companies operating in a wide range of commercial and production act. Available immediately.

Location:

The park is located in the wider center of Ostrava in the area of Ostrava Vítkovice with excellent transport accessibility. Direct connection to the highway leading to Brno and Poland. There are 3 entrances to the park. There is a tram stop near the complex.

Features and Services:

- All infrastructure available on site
- High standards of buildings
- A functional railway along the eastern perimeter of the compound
- A large number of parking spaces for cars and trucks

Industrial/Warehouse space:

- Flexible unit layouts
- Variable units from 1,500 m²
- 4 drive-in
- 16 docks with loading bridge
- Floor load: 5t/m²
- Clear height of storage areas: 10-12 m
- Column module: 24×12 m
- Loading yard: 35 m
- Sprinklersystem
- Infrared emitters /ceiling heating units
- BREEAM Very Good

Office:

- Flexible office layout
- Air-conditioning

Rental and service charges listed without VAT. Lessee pays no commission.

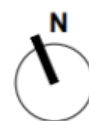
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The floor plan shows the 10th floor with a grid system. The horizontal axis is labeled 1 through 11, and the vertical axis is labeled A through F. The plan is divided into four main units:

- UNIT 1** (Purple): Located in the bottom-left quadrant. It contains a large 'OCCUPIED' area and a smaller orange-colored area at the bottom-left corner.
- UNIT 2** (Cyan): Located in the bottom-right quadrant. It contains a large 'OCCUPIED' area and a smaller orange-colored area at the bottom-right corner.
- UNIT 5** (Green): Located in the top-left quadrant. It contains a large 'OCCUPIED' area and a smaller orange-colored area at the top-left corner.
- UNIT 6** (Orange): Located in the top-right quadrant. It contains a large 'OCCUPIED' area and a smaller orange-colored area at the top-right corner.

Dimensions and Area Calculations:

- UNIT 1:** WH 4083 sqm, OFF 393 sqm.
- UNIT 2:** WH 4196 sqm, OFF 390 sqm.
- UNIT 5:** WH 1315 sqm, OFF 264 sqm.
- UNIT 6:** WH 1315 sqm, OFF 264 sqm.



[illegible]



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Budova		Zastavěná plocha m ²
L1		28 516
L2		29 524
L3		16 438
M1		10 516
M2		14 884
M3		14 884
M4		10 516
S1		38 444
S2		75 664
S3		41 800
S4		41 800
S5		41 800
XS1		14 444
XS2		14 444
Celkem		152 114