



## Industrial space

18 000 m<sup>2</sup>, Tachov, Ostrov u Stříbra, Ostrov u Stříbra

**Ask for price**





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|                                |                       |
|--------------------------------|-----------------------|
| <b>Total area</b>              | 18 000 m <sup>2</sup> |
| <b>Available area for rent</b> | 18 000 m <sup>2</sup> |
| <b>Min. area</b>               | 18 000 m <sup>2</sup> |
| <b>Ceiling height</b>          | 10 m                  |
| <b>Floor loading capacity</b>  | 5 t/m <sup>2</sup>    |
| <b>Column grid structure</b>   | —                     |
| <b>Structure</b>               | —                     |
| <b>PENB</b>                    | G                     |
| <b>Reference number</b>        | 109006                |

**18,000 m<sup>2</sup>** of industrial and office space for lease in an industrial park in Ostrov u Stříbra. Premises are suitable for light manufacturing, logistics or distribution. Buildings can be divided into smaller units to meet the client's individual needs.

### Location:

The park is located on the D5 highway, which connects industrial centers in Germany and Czech Republic (24 km from Plzeň, 45 km from the German border). Good bus connection – Stříbro/Kladruhy (11 km), Stříbro/Nýřany/Plzeň (29 km), Stříbro/Nýřany/Vejprnice (20 km).

### Features and Services:

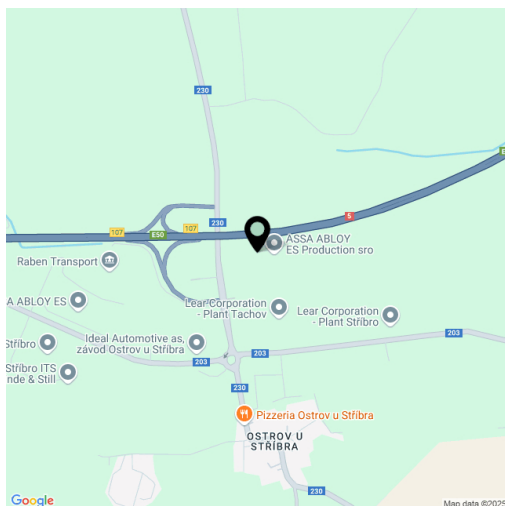
- All infrastructure available in the area
- Truck loading yard
- Parking areas for cars and trucks

### Production hall/Warehouse space:

- Flexible layout with units from 2 500 m<sup>2</sup>
- Loading docks 1/800 m<sup>2</sup>
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 10 m
- Column grid structure 24x12 m
- Light intensity 200 Lux
- ESFR sprinkler system

### Office:

- Office space according to the client's requirements
- Clear height 2,7 m
- Light intensity 500 Lux



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





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— OCCUPIED

— AVAILABLE

— PLANNED AVAILABLE

