



Industrial space

5 500 m², Prague 9, Horní Počernice, K Bílému vrchu

Ask for price





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Total area	5 500 m ²
Available area for rent	5 500 m ²
Min. area	1 650 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	109058

The Technology Park offers very variable spaces for lease suitable for production, laboratories, offices, showroom, training, business activity with warehouse. The internal layout on the floor plan can range from one open space with a 10 m high ceiling to a three-storey solution connected by lifts. The area has space for expansion. Available within 12 months after signing the contract.

Location:

The park is located on the northeastern outskirts of Prague in Horní Počernice, near the D10 motorway, exit 3 (direction Prague - Mladá Boleslav - Germany). The park is easily accessible by public transport. From the bus stop right next to the complex to the metro Černý Most (line B) is about 10 minutes away. Approximately 1 km from the park is also the Horní Počernice railway station, the train ride to the Prague Main Station takes 15 minutes.

Features and Services:

- 24/7 manned security in the area
- Park maintenance

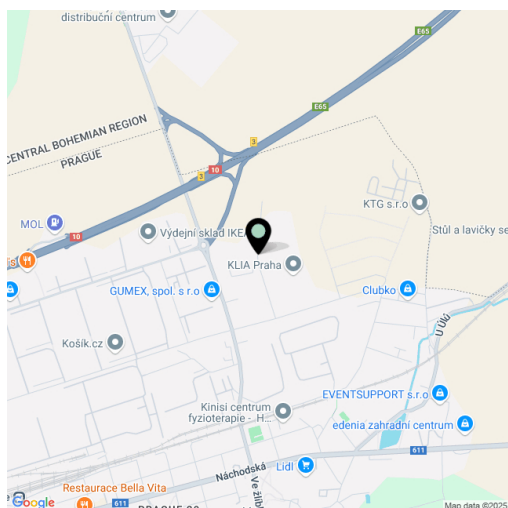
- Industrial premises / Warehouse / Retail / Showroom:

- Flexible layouts with small units from 1 650 m² to large spaces up to 5 500 m²
- Cross-docking possible
- Ground floor loading capacity 5 T/m²
- Upper floor 500 kg/m²
- Clear height variable from 3-6-10 m
- Column grid structure from 7,5x150 m up to 30x30 m(variable in BTS solution)
- Gas heating
- Cooling

Office:

- Flexible office layouts
- Cooling system
- Ventilated facade
- External blinds
- IT network installed

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



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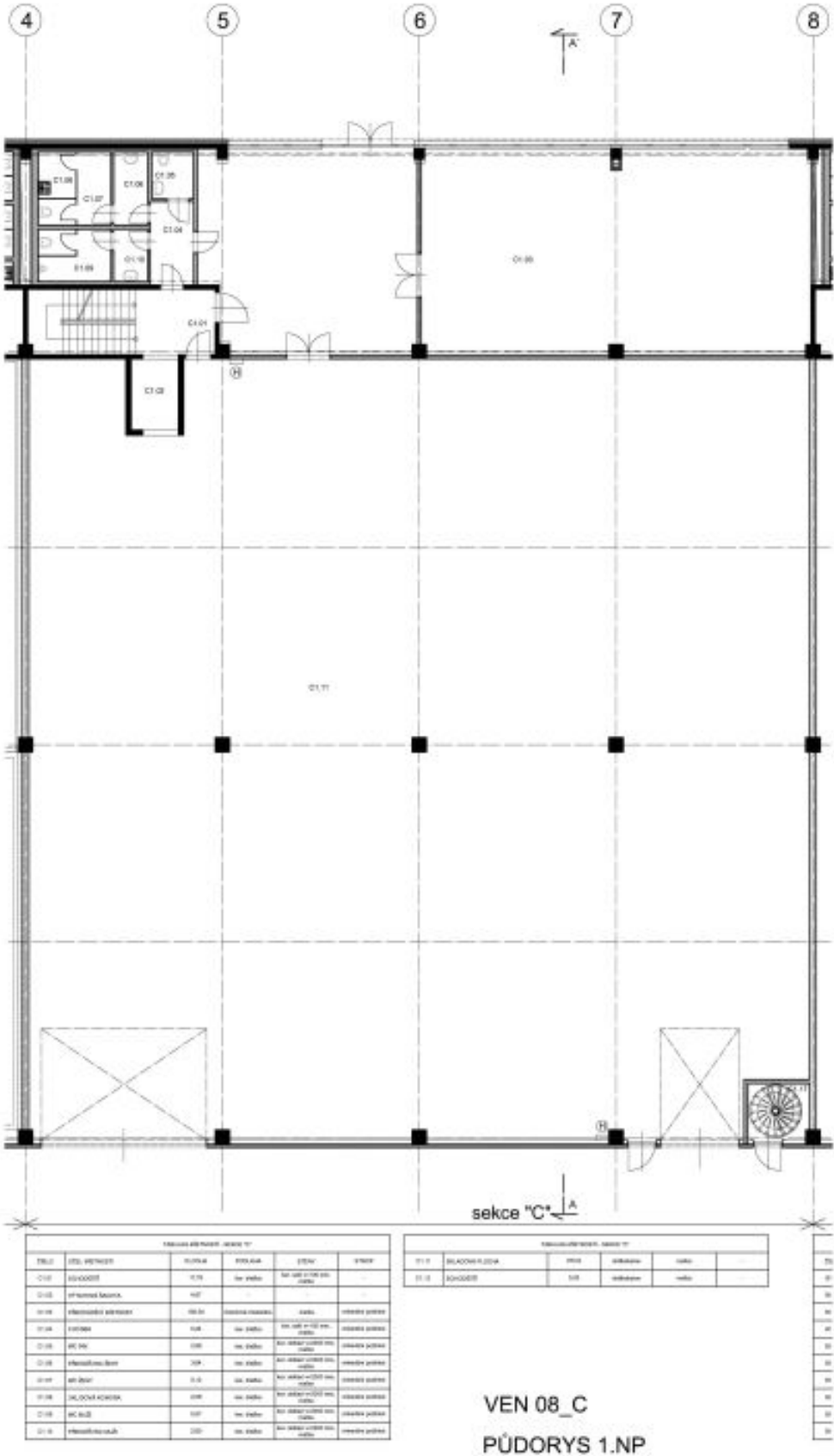
The site plan illustrates the layout of the 10th Street Corridor. A central road, labeled '10th St' at the top, runs vertically through the center. To the left of this road, there are four lots numbered 08, 09, 10, and 13. To the right, there are five lots numbered 05, 06, 07, 11, and 12. At the bottom of the plan, there are four lots numbered 01, 02, 03, and 04. Each lot is divided into colored zones: green for lots 11, 12, 13, and 14; blue for lots 05, 06, 07, 08, 09, and 10; and orange for lots 01, 02, 03, and 04. Building footprints are shown as black outlines within the colored zones. A red label 'EXIT 3 R 10' is located on the left side of the plan, near the top. The plan also shows various streets, including '10th St' and '10th St' at the bottom, and '10th St' on the right side. There are also labels for '10th St' and '10th St' on the left side. The plan includes a north arrow pointing towards the top right.



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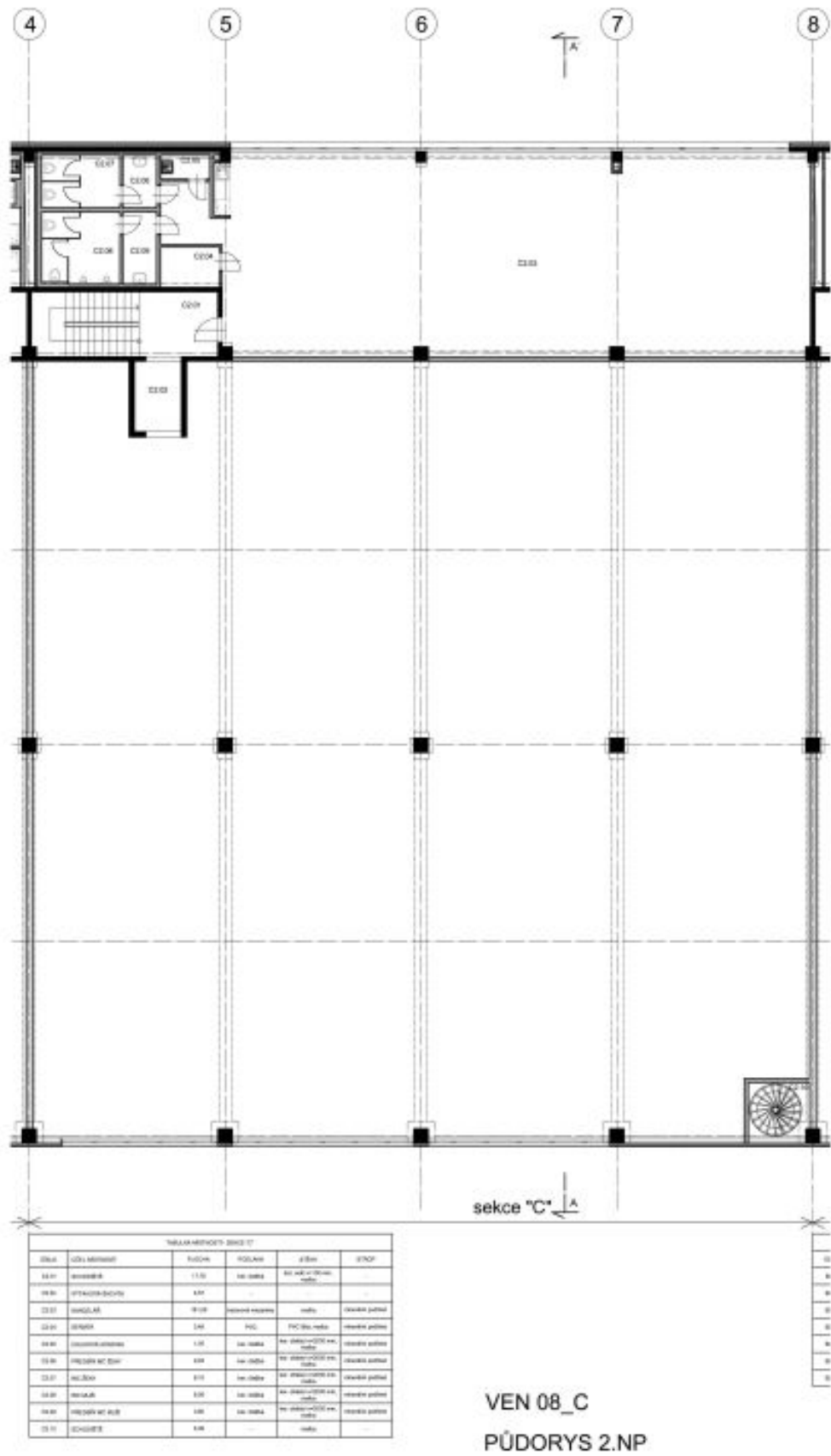




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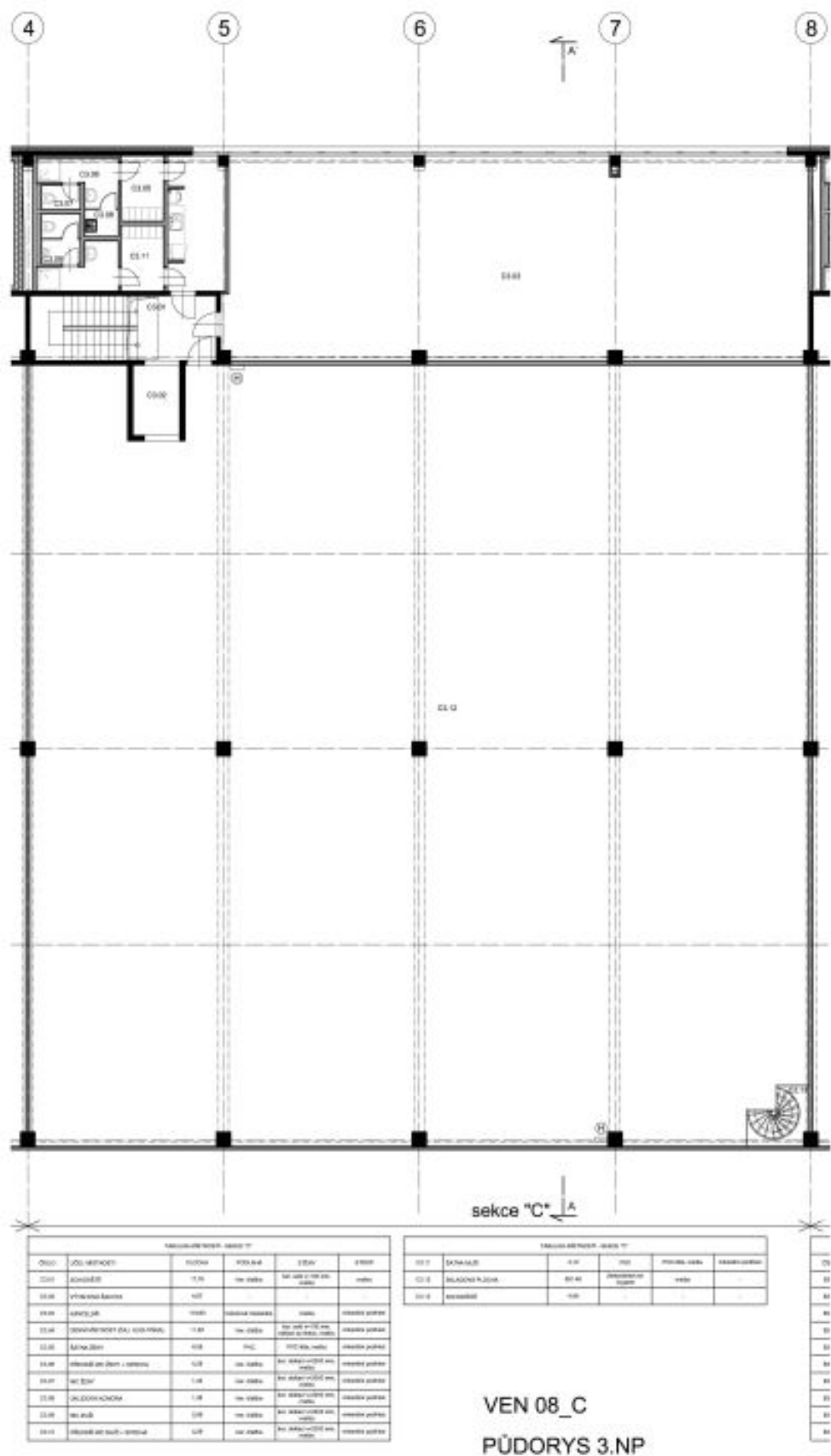




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