



Warehouse space

4 476 m², Ostrava-město, Ostrava, Halasova

Ask for price





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Total area	4 476 m ²
Available area for rent	4 476 m ²
Office area	393 m ²
Min. area	4 476 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	109293

4,083 m² of warehouse and **393 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

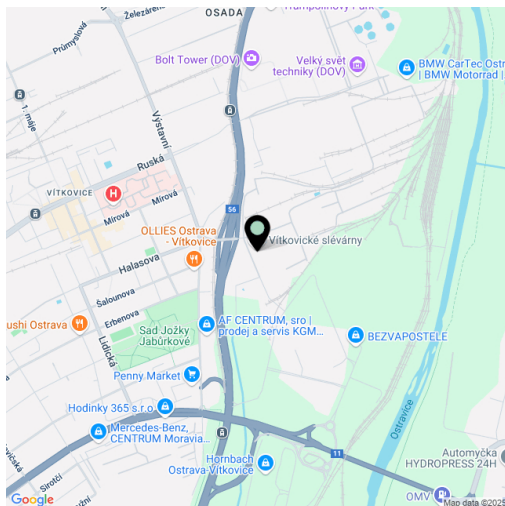
Industrial/Warehouse space:

- Flexible unit layouts
- Variable units from 1,500 m²
- 4 drive-ins
- 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

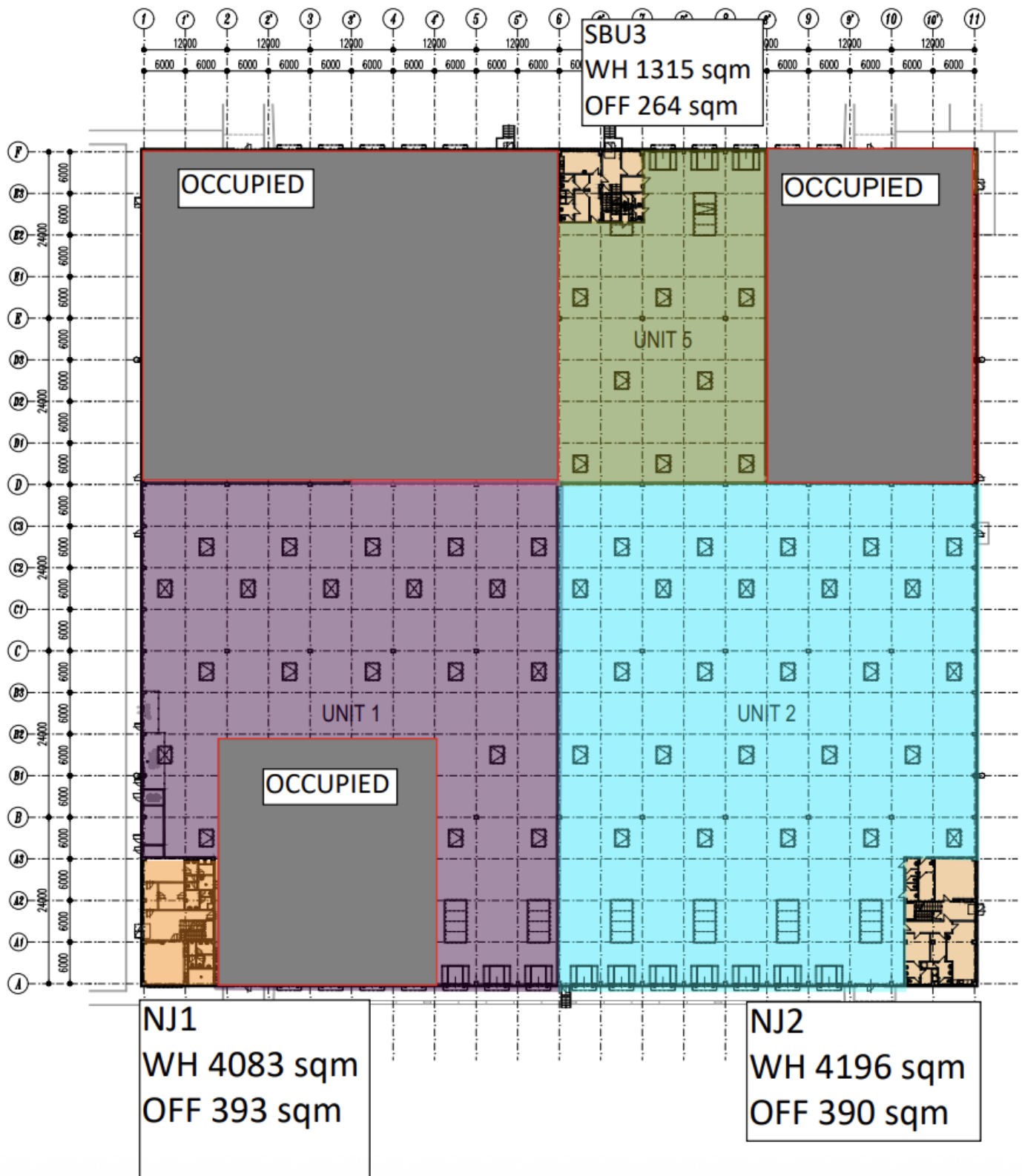
Rental and service charges listed without VAT. Lessee pays no commission.





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[illegible]



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Budova		Zastavěná plocha m²
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