



## Warehouse space

10 200 m<sup>2</sup>, Kladno, Kladno, Dubská

Ask for price





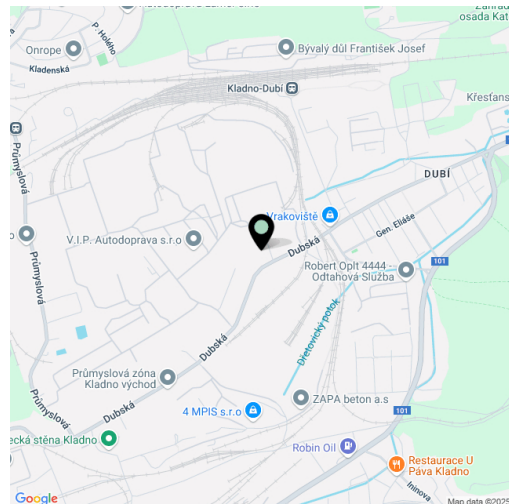


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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 10 200 m <sup>2</sup>         |
| <b>Available area for rent</b> | 10 200 m <sup>2</sup>         |
| <b>Min. area</b>               | 5 000 m <sup>2</sup>          |
| <b>Ceiling height</b>          | 12.5 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>        | 109764                        |



**10,200 m<sup>2</sup>** of warehouse and office space for lease in Kladno. The site is suitable for logistics and warehousing purposes or light manufacturing, especially for semiconductor and chip processing. To move in within 12-15 months after signing the contract.

### Location:

The park is located close to the D6 and D7 motorways near the Kladno-Svermuv train station and the Kladno-Poldi, Ujezdová and Průmyslová bus stops. It is suitable for companies that need a direct connection between Prague and Germany.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 133 x parking places
- truck parking places
- retention pond

### Storage/Industrial space:

- Floor loading capacity 5 t/m<sup>2</sup>
- Clear height up to 12,5 m
- 22 Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- Electrical capacity up to 30 MW

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

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