



Industrial space

7 823 m², Pardubice, Pardubice, Nádražní

Ask for price





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Total area	7 823 m ²
Available area for rent	7 823 m ²
Min. area	7 823 m ²
Ceiling height	10.8 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	109941

7,823 m² of industrial, warehouse and office space for lease in a new modern park in Pardubice. The 52,000 m² facility provides energy-efficient space that is suitable for light manufacturing, logistics, warehousing and also for business activities aimed at end customers. The internal layout and technology can be tailored to the tenants' needs.

Location:

The park lies directly on Route I/37, with quick access to the D11 motorway (linking the site to Prague and Hradec Králové) and the D35 corridor towards Olomouc and Brno. Pardubice benefits from strong public transport infrastructure and is located on the main rail corridor between Prague and Ostrava. The city also has its own international airport with both passenger and cargo operations. The site is well-positioned for cross-border logistics, with direct motorway connections to Germany via the D11 and A4, and easy access to Poland via Náchod or the D35.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking
- BREEAM New Construction certification – rated Very Good

Storage/Industrial space:

- 4 x Drive-ins
- 24 x Loading docks
- Floor loading capacity 5 t/m²
- Floor load capacity spot 6 t/m²
- Clear height 10,8 m
- Column grid structure 12 m x 22,5 m
- 250 Lux lighting
- ESFR sprinkler system
- BREEAM New Construction certification – rated Very Good

Office:

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

Lessee pays no commission.



