



## Warehouse space

706 m<sup>2</sup>, Praha-západ, Chrášťany, Za Tratí

**Ask for price**



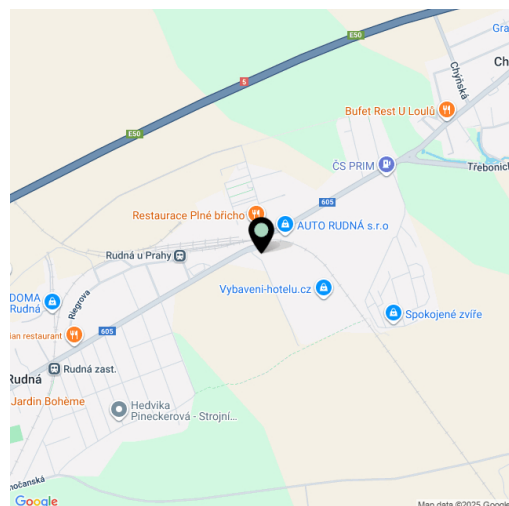


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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 706 m²                        |
| Available area for rent | 706 m²                        |
| Office area             | 156 m²                        |
| Min. area               | 706 m²                        |
| Ceiling height          | —                             |
| Floor loading capacity  | —                             |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
| Reference number        | 110854                        |



**550 m²** of warehouse and **156 m²** of office premises for lease in a Business Park situated in the west side of the Prague city. The project consists of 4 warehouse, industrial buildings and 1 gatehouse.

### Location:

Project is located 2,5 km from Exit "na Radosti" – direct connection to Prague Ring Road (R1) and D5 highway to Germany. Easily accessible by car as well by public transport – a bus 10 min. from metro station Zličín (line B), bus stop 150 meters from the complex, railways direction Smíchovské station in close proximity. The complex is also served by a private shuttle service from the metro station Zličín.

### Features and Services:

- Flexible units (Storage / Office / Light Production / Showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance
- Private shuttle service to the metro station (3,7 km from metro station Zličín)

### Warehouse/Industrial space:

- 1 loading docks per 550 m²
- Building depth 50 m
- Floor loading capacity 5 T/m²
- Clear height 10 m
- Lighting 200 Lux
- ESFR sprinkler system

### Office:

- Turn key office
- Lighting 500 Lux

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

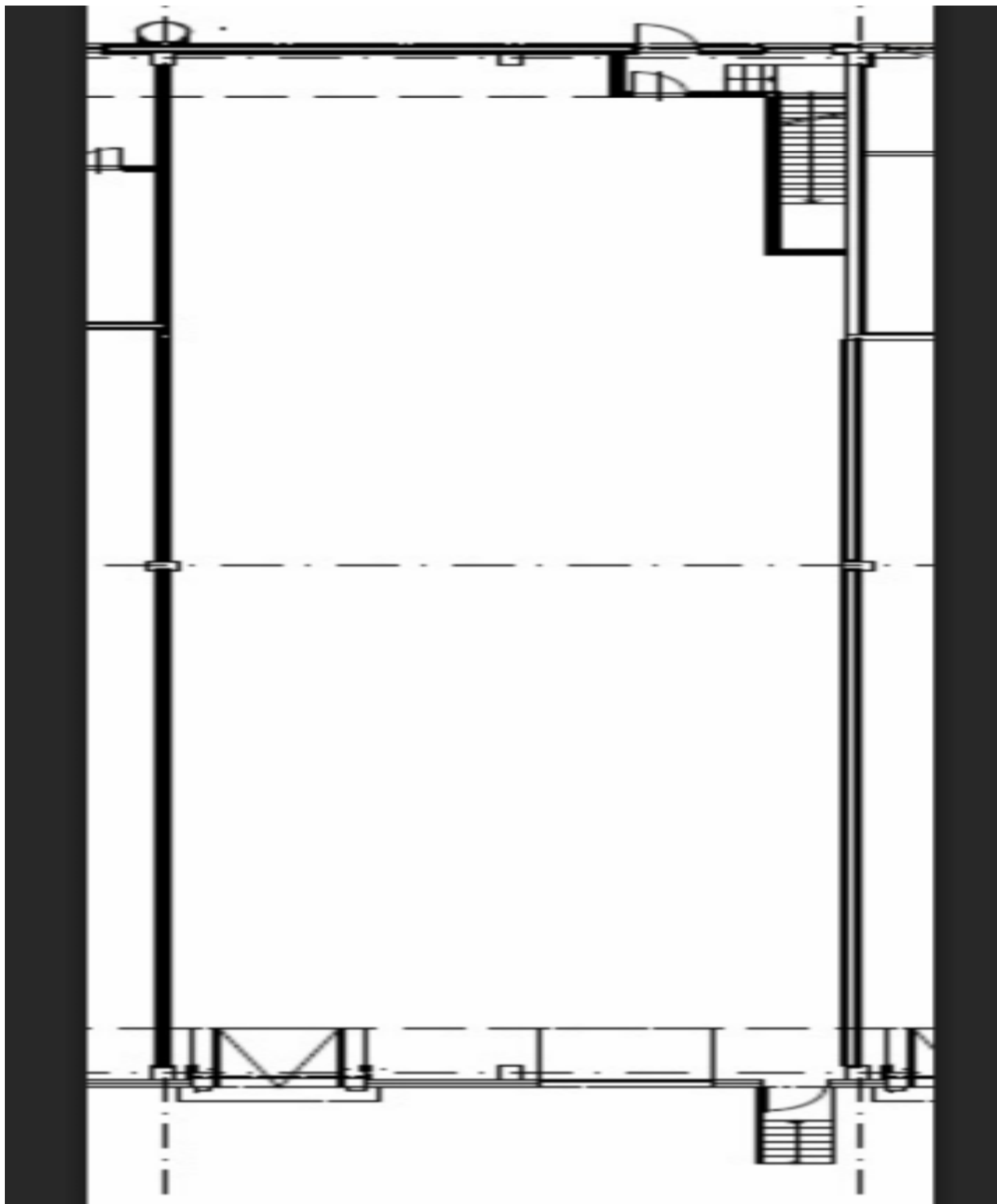
**Available from 4/2026.**



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