



## Industrial space

500 m<sup>2</sup>, České Budějovice, České Budějovice, Okružní

**Ask for price**





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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 500 m <sup>2</sup>            |
| <b>Available area for rent</b> | 500 m <sup>2</sup>            |
| <b>Min. area</b>               | 500 m <sup>2</sup>            |
| <b>Ceiling height</b>          | 10 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>        | 111166                        |

**From 500 m<sup>2</sup> to 4,100 m<sup>2</sup>** of industrial and office space for lease in the industrial park. Spaces realized according to the customer's needs. Premises are suitable for light manufacturing, logistics or commercial activities. Available immediately.

### Location:

The park is located on the outskirts of České Budějovice, in the Hůry commercial park. The site offers excellent transport connections to the city and is adjacent to the junction of Route 34 (E551) and the D3 motorway from Prague to Linz (Austria). There will be a direct exit to and from the motorway.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Sufficient parking space
- High standard of building

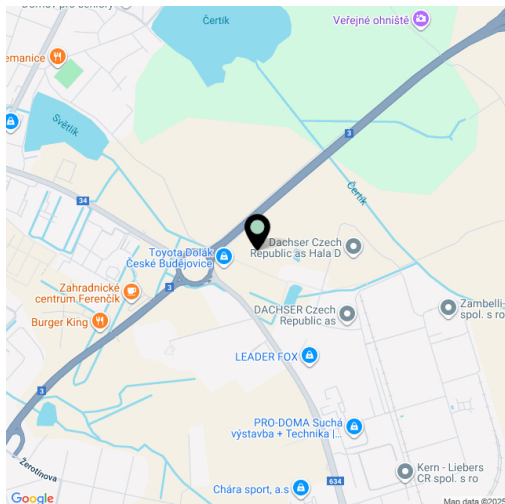
### Industrial/Warehouse space:

- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 10 m
- Column grid structure 12x12 m a 12x24 m
- Light intensity 300 Lux
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Air-conditioning

Lessee pays no commission.





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