



## Industrial space

3 512 m<sup>2</sup>, Mělník, Kozomín, Kozomín

**Ask for price**





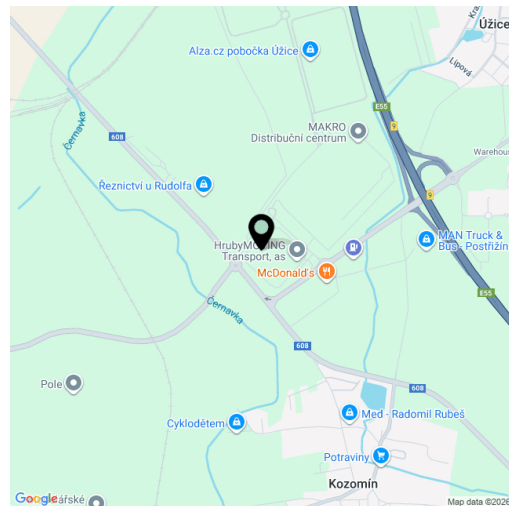


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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 3 512 m <sup>2</sup>          |
| <b>Available area for rent</b> | 3 512 m <sup>2</sup>          |
| <b>Min. area</b>               | 3 512 m <sup>2</sup>          |
| <b>Ceiling height</b>          | 10.5 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>        | 112054                        |



**3,512 m<sup>2</sup>** of industrial, warehouse and office space for lease in the industrial area situated aprox. 20 km north of Prague. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Thanks to its location the park is suitable for domestic and international distribution. Available immediately.

### Location:

The park is strategically located in the vicinity of the D8 highway in the direction of Prague/Dresden. Easy connection with the center of Prague, international Václav Havel Airport Prague and with the border of Germany. Good accessibility by public transport.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

### Industrial/Warehouse space:

- 40 x Loading docks
- 6 x Drive in
- Dimension of entrance gate 4 x 4,5 m
- Floor loading capacity 5 T/m<sup>2</sup>
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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