



Industrial space

6 071 m², Mělník, Úžice

Ask for price





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Total area	6 071 m ²
Available area for rent	6 071 m ²
Min. area	6 071 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	B
Reference number	29815

5,667 m² of Industrial, warehouse and **404 m²** of office space for lease in the industrial park situated on the north of Prague. High standard premises are suitable for light manufacturing, logistics and distribution centers. The equipment can be adapted to the client's requirements.

Location:

The area is located in Úžice, approx. 9 km north of Prague. In close vicinity of the D8 highway (Prague – Hamburg). Easy access to the Prague Airport Vodochody.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- Public parking

Industrial/Warehouse space:

- Floor loading capacity 5 T/m²
- Clear height 10 m
- Loading docks 1/800 m²
- Min. 1 directly entry to the unit
- Column grid structure 11x22 m
- Light intensity 200 Lux
- ESFR sprinkler system
- Utility connections (water, sewage, gas, electricity)

Office:

- Office space according to the client's requirements
- Air-conditioning
- Light intensity 500 Lux

Available from 4/2027.

Lessee pays no commission.



