



Warehouse space

4 650 m², Chomutov, Kadaň, Královský Vrch

Ask for price





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Total area	4 650 m ²
Ceiling height	10.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	35980

4,650 sq.m. of Class-A warehouse, industrial and office space for lease near the German border. Thanks to its location the park is suitable for domestic and also international activities. The premises are suitable for logistics centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements.

Location:

Strategically located less than 1/2 hour to the German border, situated nearby the lower wage city of Chomutov which boasts a strong industrial tradition. Park provides CTSpace units form 7,000 to 17,000 m², with adjacent land available for later expansion. Situated in an established industrial zone, park gets you close to both the German border and the local mining/heavy industry operations in the area.

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

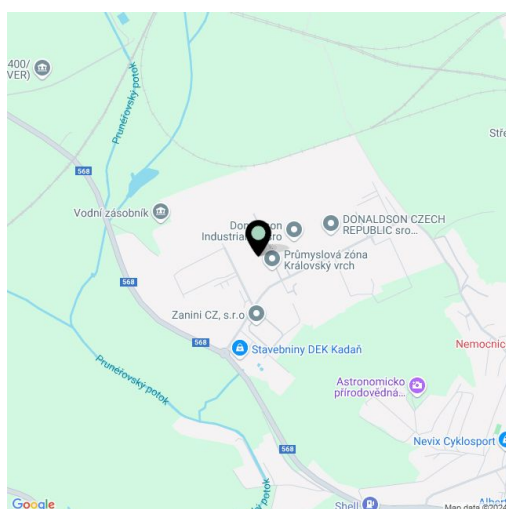
Warehouse/Industrial space:

- 1 hydraulic ramp at about 600 m²
- Min. 1 direct entry to the unit
- Dimension of entrance gate 4 x 4,5 m
- Floor loading capacity 5 T/sq.m
- 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 2,75m
- Air-conditioning
- External blinds

Lessee pays no commission.



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The map shows the Triangle Industrial Zone, a 30 km area. A road labeled E442 runs through the zone. A road labeled Nuremberg 200 km is also shown. The map includes several industrial buildings, with KA5 and KA6 highlighted in green. KA5 is a large building, and KA6 is a smaller building. KA2 and KA3 are also shown, with KA2 highlighted in red. The map is oriented with North at the top.