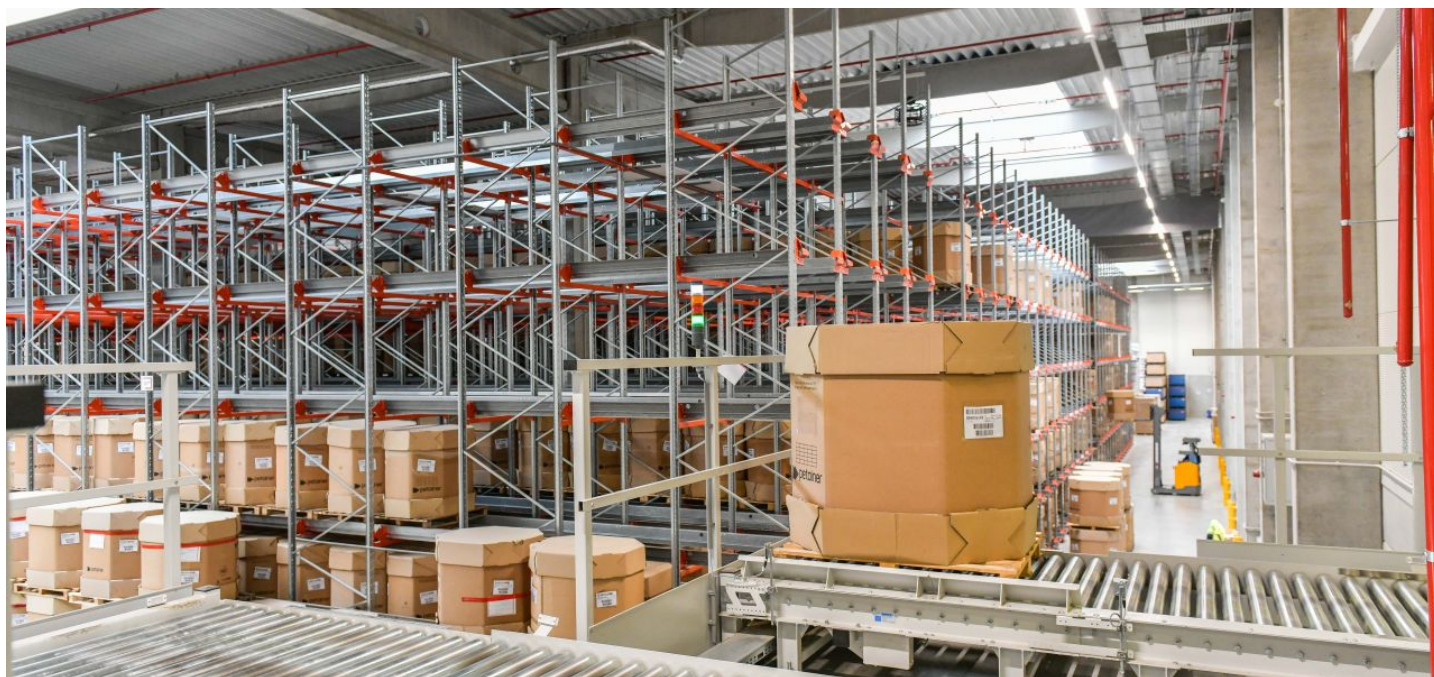




Industrial space

3 489 m², Cheb, Aš, Skandinávská

Ask for price





Industrial space

3 489 m², Cheb, Aš, Skandinávská

Ask for price

Total area	3 489 m ²
Available area for rent	3 489 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	36049

3,489 sq.m. of industrial, warehouse and office space for lease in the industrial park. 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 and production. Available within 4 months after signing the contract.

Location:

The park is located in Aš only 3 km from the German border, with great access to highways A93/A9/A4/A72. Composed of two existing buildings and five built-to-suit options on the way, the park offers space starting at 2,000 sq.m. The location is suitable for the headquarters of companies linked to manufacturing companies in Germany such as Audi, BMW, Volkswagen and Siemens.

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

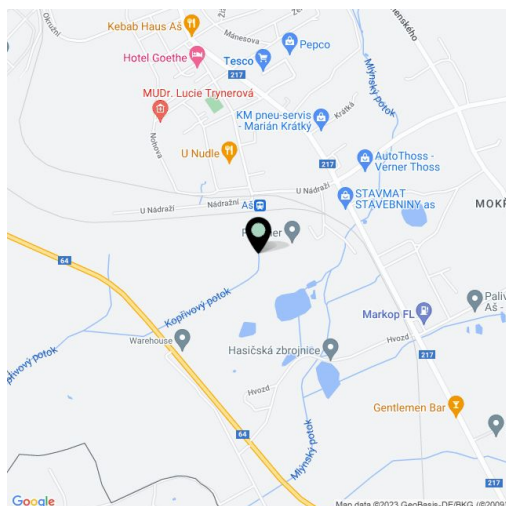
Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 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 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.



**Industrial space**3 489 m², Cheb, Aš, Skandinávská**Ask for price**