



Industrial space

7 100 m², Plzeň-sever, Vejprnice, Tyršova

Ask for price





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Total area	7 100 m ²
Available area for rent	7 100 m ²
Min. area	500 m ²
Ceiling height	10 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	C
Reference number	36781

6,800 sq. m. of industrial premises and **300 sq. m.** of office space for lease in an industrial park is situated in the western part of Plzeň. The premises are suitable for light production. The handover of the premises is possible within 9 months after signing of the contract.

Location:

The project is situated 9 km from the center of Plzeň, 4 km from the Borska pole shopping and industrial zone, and 3 km from the D5 highway, 90 km from Prague. The location is accessible by car and by public transport (bus, train).

Features and services:

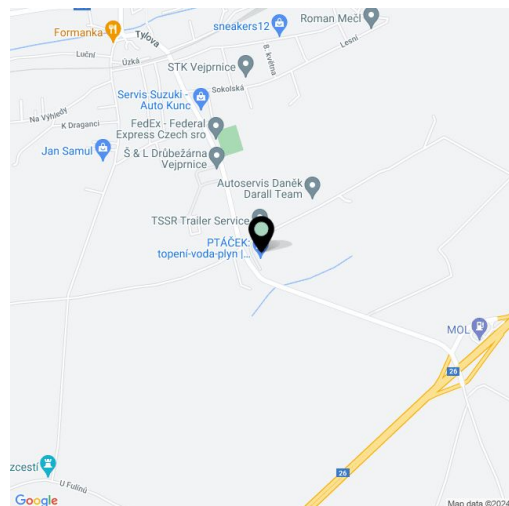
- Flexible units from 500 sq. m (storage/office/light production/showroom)
- On-site property management
- 24/7 manned security and CCTV
- Park maintenance

Warehouse/industrial premises:

- 2 loading docks per 549 sq. m
- ESFR sprinkler system
- Column grid 22 x 12m
- 2 x direct drive
- 8 x loading docks for trucks
- Floor loading capacity of 5 T/sq. m
- Loading dock size 3.5 x 4.2 m (w x h)
- Clear height 10 m
- Lighting 200 Lux

Office:

- Tailor-made office move-in ready
- Clear height 3m
- Aluminum windows
- Standard includes ventilation, electro-installation, and sanitary rooms
- Lighting 500 Lux
- Floor surface – carpet or PVC
- Possibility to build 2-story offices



Rental and service charges listed without VAT. Lessee pays no



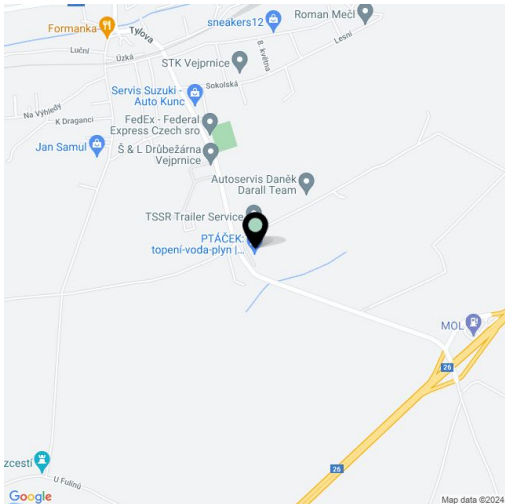
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commission.





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