



Logistic park

Ask for price

56 609 m², Prague 10, Dolní Měcholupy, Ke Kablu



Development concept

Total built-up area	56 609 sqm
Building 1	11 839 sqm
Car parking places	31
Docks	6
Drive-ins	3
Building 2	28 133 sqm
Car parking places	71
Docks	12
Drive-ins	14
Building 3	11 521 sqm
Car parking places	75
Docks	8
Drive-ins	1
Building 4	11 146 sqm
Car parking places	32
Docks	4
Drive-ins	2
Shared parking places	293

SUSTAINABILITY TRENDS

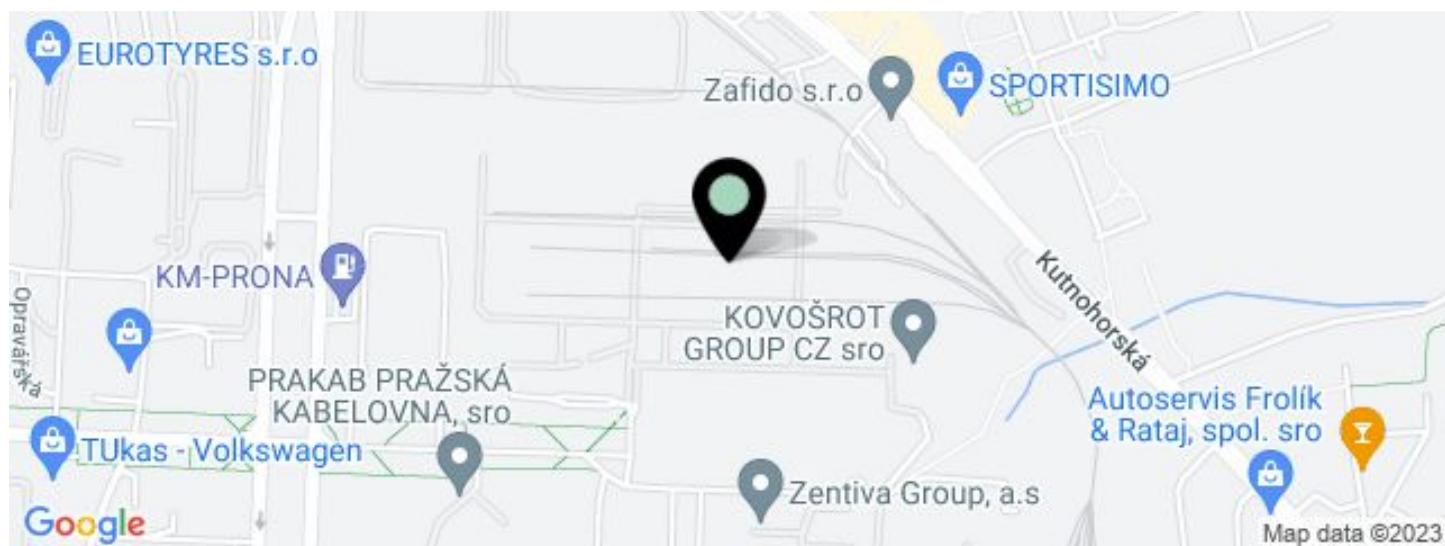
LED lighting	12 m x 24 m
BREEAM Very Good certified	200 lux
WAREHOUSE	2% 50/40m
Column grid	12 m x 24 m
Light intensity in the hall	200 lux
Storage m²	2%
Floor loading	50/40m
OFFICE PREMISES	2.7 m 500 lux
Clear height	Build to suit
Light intensity	

Office Premises
Clear height,
Light intensity
Build to suit

2.7 m
500 lux

Build to suit



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Warehouse space, Building A - available within 12 months after signing the contract	11 839 m ²	0 EUR monthly per m ²	Yes	Ask for price
Warehouse space, Building C - available within 12 months after signing the contract	16 637 m ²	0 EUR monthly per m ²	Yes	Ask for price



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Total area	56 609 m ²
Available area for rent	28 476 m ²
Ceiling height	12.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	37745

This logistic park offers storage, industrial and office space for lease in Dolní Měcholupy. This new park offers more than **56 000 m²** of premises designed and constructed to the highest A class standard. This park is suitable for logistics, distribution warehousing, light production, but mostly is oriented for Hi-Tech companies focused on standard operations like IT or RD, Ecommerce etc. The Goal is to create good condition for operation with higher value added services which are supported by Prague labour force. Its a nice combination of usage public and industrial environment in one Hi-Tech park, which will be unique on market within its character and nice environmental integration. The premises are directly designed according to the needs and requirements of the tenant.

Location:

Its an old revitalized park of former Kovosrot industrial zone, Dolní Měcholupy. There is Zentiva building nearby located as well as park is close to public living zone which leads developers to think about school and children playgrounds around with parking zones dedicated not only for customers and supplies but also for public. Therefore park is mostly suitable for combination of warehouse and retail like commercial premises.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 209 car parking places
- 293 shared parking places
- BREEAM Very Good certified

Storage/Industrial space:

- Floor loading capacity 5 T/m²
- Clear height 12,5 m (zoning up to 25 m)
- 30 Docks
- 20 Drive-ins
- Skylights min. 2 %
- Column grid structure 24 x 12 m
- 200 Lux LED lighting
- ESFR sprinkler system

Office:

- Office space according to the client's requirements

Lessee pays no commission.



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— OCCUPIED
— AVAILABLE
— PLANNED AVAILABLE

