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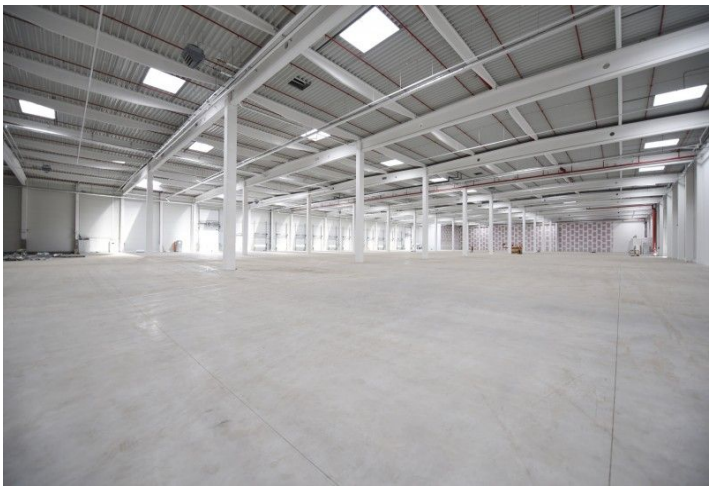
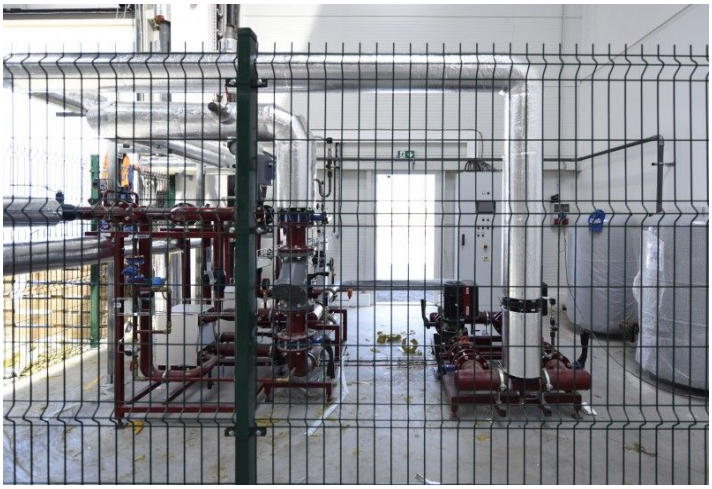
Industrial space

2 232 m², Ostrava-město, Ostrava - Vítkovice, Halasova

Ask for price





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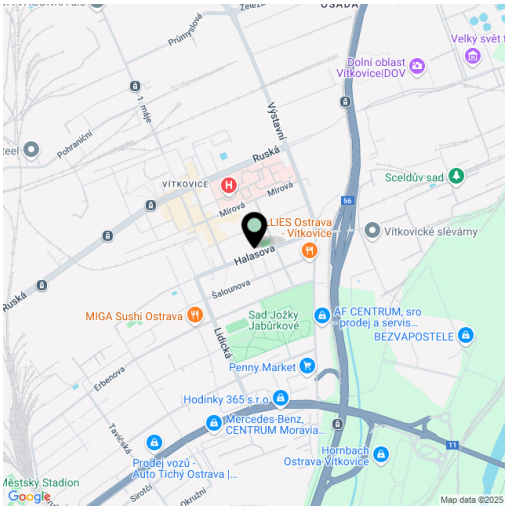
Total area	2 232 m²
Ceiling height	10 m
Floor loading capacity	5 t/m²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	39440



1,656 sq.m. of industrial and **576 sq.m.** of office space including background for lease in an area located in Ostrava - Vítkovice. After a demanding rehabilitation, the 44ha brownfield is ready for the construction of a modern commercial-industrial park. The tenants of the park have at their disposal premises of various sizes suitable for companies operating in a wide range of commercial and production act.

Location:
The park is located in the wider center of Ostrava in the area of Ostrava Vítkovice with excellent transport accessibility. Direct connection to the highway leading to Brno and Poland. There are 3 entrances to the park. There is a tram stop near the complex.

Features and Services:
- All infrastructure available on site
- High standards of buildings
- A functional railway along the eastern perimeter of the compound
- A large number of parking spaces for cars and trucks

Industrial/Warehouse space:
- Flexible unit layouts
- Variable units from 1,500 sq.m.
- 1 drive-in
- 3 docks with loading bridge
- Floor load: 5t/sq.m.
- Clear height of storage areas: 10-12 m
- Column module: 24 × 12 m
- Loading yard: 35 m
- Sprinklersystem
- Infrared emitters /ceiling heating units
- BREEAM Very Good

Office:
- Flexible office layout
- Air-conditioning

Available from Q2/2022.

Rental and service charges listed without VAT. Lessee pays no commission.

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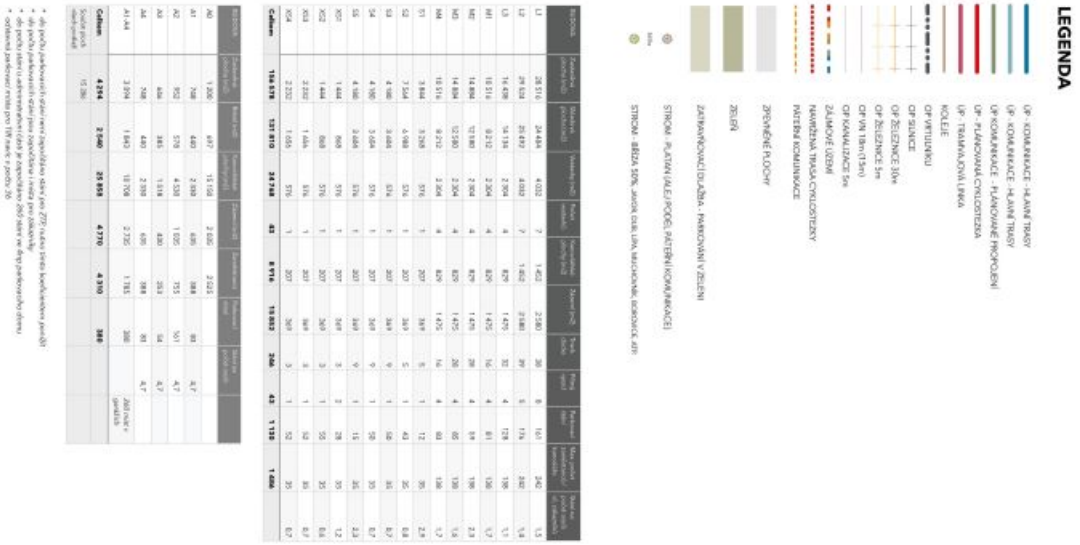

BUDOVA	Obestavěný prostor (m³)	Obytná plocha (m²)	Hrubá podlahová plocha (m²)	Čistá podlahová plocha (m²)	Zastavěná plocha (m²)	Počet bytů (ks)	Počet garáží (ks)	Počet parkovacích stání (ks)	Maximální kapacita (osob)	Odhad ceny (mil. Kč)
L1	28 516	24 434	4 032	7	1 452	2 580	36	8	161	240	5,5
L2	29 538	25 472	4 083	7	1 452	2 580	36	8	176	240	5,6
L3	16 438	14 134	2 304	4	829	1 475	20	4	128	130	3,1
M1	18 516	9 212	2 304	4	829	1 475	16	4	81	130	3,7
M2	14 804	12 180	2 304	4	829	1 475	28	4	69	130	2,3
M3	14 804	12 180	2 304	4	829	1 475	20	4	65	130	1,6
M4	18 516	9 212	2 304	4	829	1 475	16	4	60	130	1,7
S1	3 844	3 265	576	1	207	369	5	1	12	30	2,8
S2	3 554	6 988	576	1	207	369	5	1	43	30	8,8
S3	4 180	3 684	576	1	207	369	9	1	58	30	8,7
S4	4 180	3 684	576	1	207	369	9	1	58	30	8,7
S5	4 180	3 684	576	1	207	369	9	1	15	30	2,3
XS1	1 444	868	576	1	207	369	3	2	28	30	1,2
XS2	1 444	868	576	1	207	369	3	1	55	30	8,6
XS3	2 232	1 684	576	1	207	369	3	1	52	30	8,7
XS4	2 232	1 684	576	1	207	369	3	1	52	30	8,7
Celkem	**156 878**	**137 810**	**24 768**	**43**	**8 916**	**15 882**	**266**	**43**	**1 158**	**1 606**	

Budova	Zastavěná plocha (m²)	Hrubá podlahová plocha (m²)	Obestavěný prostor (m³)	Zastavěná plocha (m²)	Hrubá podlahová plocha (m²)	Obestavěný prostor (m³)
A0	1 200	697	15 150	2 020	2 020	2 020
A1	768	640	2 880	640	384	81
A2	952	570	4 530	1 035	755	501
A3	486	345	1 518	630	253	54
A4	768	640	2 880	630	384	81
A1-A4	3 374	1 843	13 708	2 735	1 781	387
Celkem	**4 574**	**2 540**	**25 858**	**4 770**	**4 310**	**387**
Součet ploch budov (m²)	15 186					

* cena bytů je zaokrouhlená na tisíce a vychází z odhadu cen pro 2026 (vč. nákladů investic, bonifikačních pomocí)
* cena parkovacího stání je zaokrouhlena na stovky a vychází z odhadu cen pro 2026 (vč. nákladů investic)
* cena bytů i stání v administrativní budově je zaokrouhlena 2026 cenu ve fázi projektovaného domu
* ostatní ceny jsou zaokrouhleny na tisíce

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Budova	Zastavěná plocha m²
L1	28 516
L2	29 524
L3	16 438
M1	10 516
M2	14 884
M3	14 884
M4	10 516
S1	3844
S2	7564
S3	4180
S4	4180
S5	4180
XS1	1444
XS2	1444
Celkem	**152 114**

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