



Warehouse space

5 116 m², Prague 10, Dolní Měcholupy, Ke Kablu

Ask for price



Development concept

Total built-up area	
Building 1	56 609 sqm
Car parking places	11 839 sqm
Docks	31
Drive-ins	6
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	11 116 sqm
Car parking places	32
Docks	4
Drive-ins	2
Shared parking places	293

SUSTAINABILITY TRENDS

LED lighting

BREEAM Very Good certified

WAREHOUSE	
Column grid	12 m x 24 m
Light intensity in the hall	200 lux
Storage m ² /sqm	2%
Floor loading	500 kpm

OFFICE PREMISES

Clear height

Light intensity

Build-to-suit

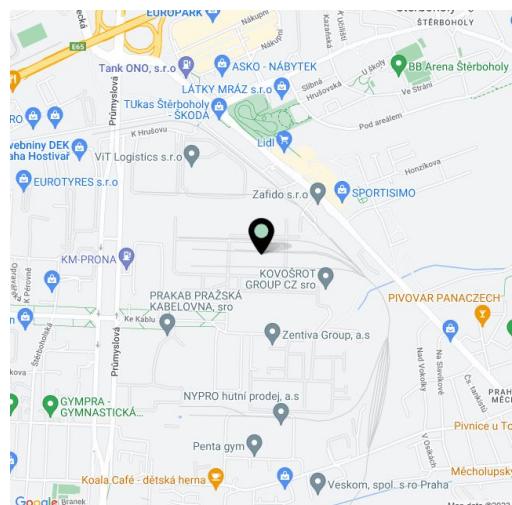
2.7 m	500 lux
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Total area	5 116 m ²
Available area for rent	5 116 m ²
Min. area	5 116 m ²
Ceiling height	12.5 m
Floor loading capacity	5 t/m ²
Column grid structure	—
Structure	Reinforced concrete structure
PENB	G
Reference number	40115



5,116 m² of warehouse and office space for lease in Dolní Měcholupy. 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. Available within 12 months after signing the contract.

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.

Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 32 x Car parking places
- 293 x 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)
- 4 x Docks
- 2x Drive-in
- 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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