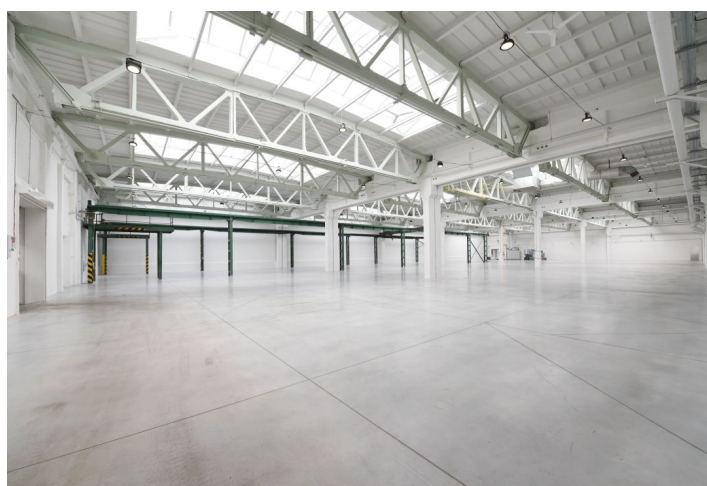




## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

Ask for price



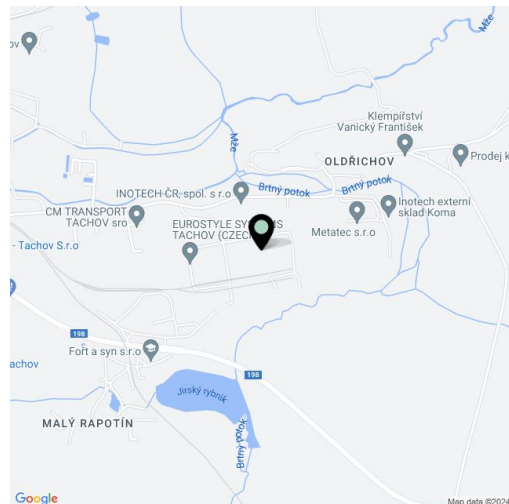


## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

**Ask for price**

|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 16 500 m <sup>2</sup>         |
| <b>Available area for rent</b> | 16 500 m <sup>2</sup>         |
| <b>Min. area</b>               | 16 500 m <sup>2</sup>         |
| <b>Ceiling height</b>          | 10.5 m                        |
| <b>Floor loading capacity</b>  | 5 t/m <sup>2</sup>            |
| <b>Column grid structure</b>   | —                             |
| <b>Structure</b>               | Reinforced concrete structure |
| <b>PENB</b>                    | G                             |
| <b>Reference number</b>        | 43281                         |



**16,500 m<sup>2</sup>** of industrial, warehouse, and office space for lease in an industrial park situated in Tachov, near the German border. Thanks to its location, the park is suitable for domestic as well as international commercial activities. The high standard premises are suitable as a logistics center or light manufacturing and can be adapted based on the client's requirements. Additional buildings are planned to be built in the complex (BTS solution). Available immediately.

### Location:

The park is located close to the D5 highway (10km), by exit 128 in the direction towards Germany and exit 136 in the direction from Germany, and offers very good connections to other industrial and commercial companies in Central Europe. Good accessibility by public transport – a bus stop and a train station are close to the park.

### Features and Services:

- flexible units (storage/office/light production/showroom)
- property management services
- 24/7 security and CCTV
- property maintenance
- sufficient no. of parking spaces
- high-standard buildings
- accommodation
- canteen

### Industrial/Warehouse Space:

- docks, loading ramps and zero level access
- 3,4 x 4,2 m entrance gate
- floor loading capacity of 5 t/m<sup>2</sup>
- increased loading capacity of roof construction up to 30 kg/m<sup>2</sup>
- clear ceiling height from 10,5 m
- column grid structure 12 x 24 m
- LED lighting min. 300 Lux
- opening skylights up to 8%
- efficient HVAC technology in the building
- utility connections (water, sewerage, gas, electricity)
- electrical substation with unlimited supply
- 3 500 sq.m. smallest size of independent unit
- Industry 4.0 features (5G, utilities capacity, etc.)

### Office:

- turnkey office solution



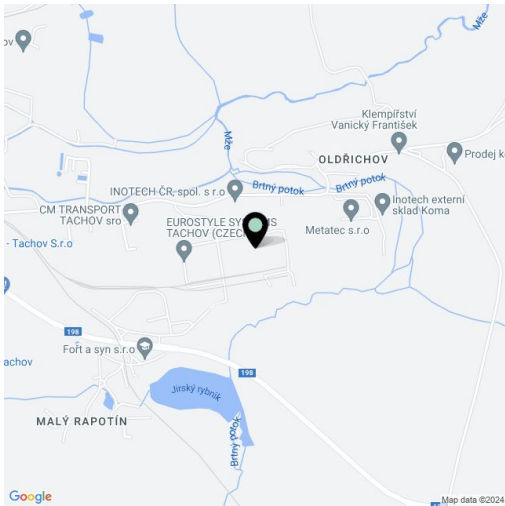
Industrial space

16 500 m², Tachov, Tachov, Oldřichovská

Ask for price

|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 16 500 m²                     |
| Available area for rent | 16 500 m²                     |
| Min. area               | 16 500 m²                     |
| Ceiling height          | 10.5 m                        |
| Floor loading capacity  | 5 t/m²                        |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
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Lessee pays no commission.

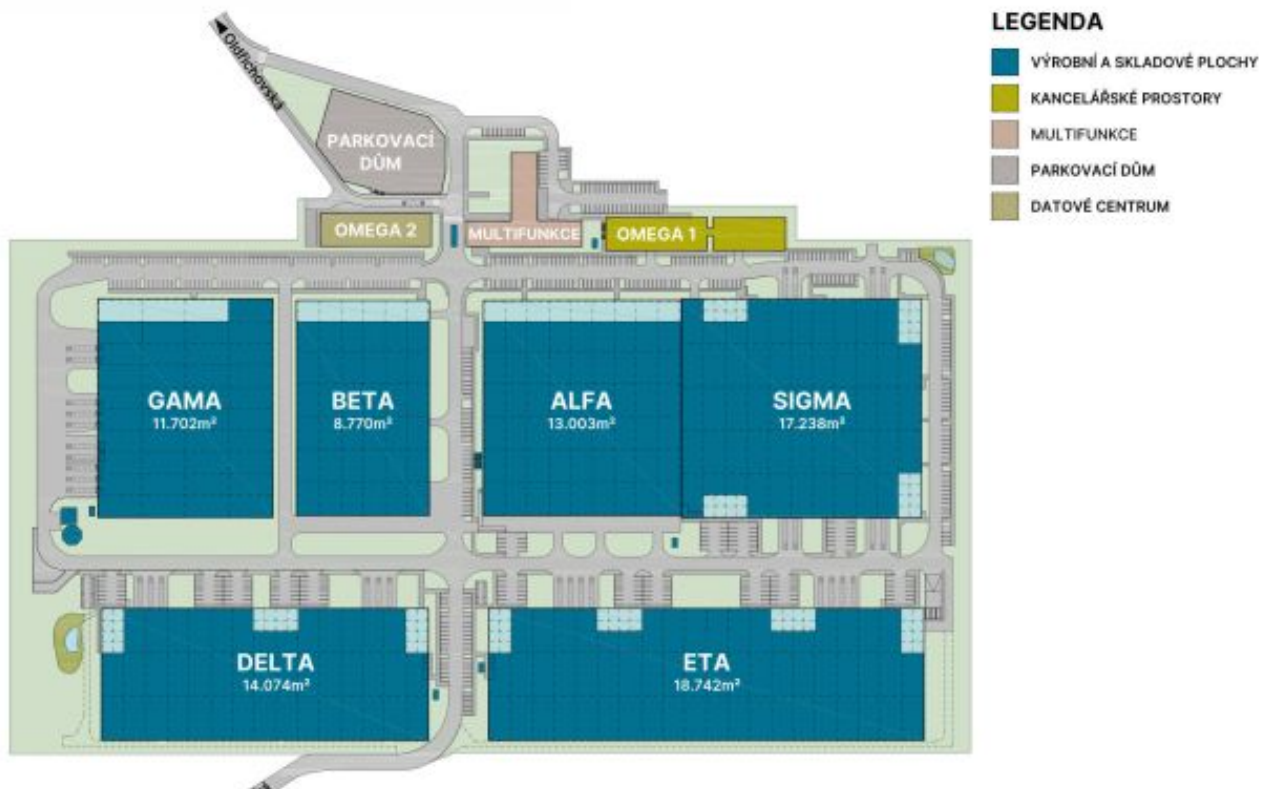




## Industrial space

16 500 m<sup>2</sup>, Tachov, Tachov, Oldřichovská

Ask for price



| Budova                         | Velikost (m2) | Termín dodání    | Dostupnost  |
|--------------------------------|---------------|------------------|-------------|
| Alfa                           | 15.800        | stávající budova | obsazeno    |
| Beta                           | 10.500        | stávající budova | obsazeno    |
| Gama                           | 13.500        | 06/2022          | obsazeno    |
| Delta                          | 13.500        | Q2-Q3/2023       | k dispozici |
| Eta                            | 18.200        | Q2-Q3/2023       | k dispozici |
| Sigma                          | 16.500        | Q2-Q3/2023       | k dispozici |
| Multifunkce (ubytování/retail) | 5.500         | 2023             | k dispozici |
| Omega (kanceláře/datacentrum)  | 13.900        | 2023/2024        | k dispozici |