



## Industrial park

123 152 m<sup>2</sup>, Kladno, Kladno, Průmyslová

Ask for price







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|                                |                               |
|--------------------------------|-------------------------------|
| <b>Total area</b>              | 123 152 m <sup>2</sup>        |
| <b>Available area for rent</b> | 113 470 m <sup>2</sup>        |
| <b>Min. area</b>               | 5 000 m <sup>2</sup>          |
| <b>Ceiling height</b>          | 10 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>                    | B                             |
| <b>Reference number</b>        | 44257                         |

This industrial park offers industrial, warehouse and office space for lease in Kladno. The premises of category A are suitable for logistics and warehousing purposes or light production, especially for semiconductor production and chip processing.

### Location:

The park is located close to the D6 and D7 motorways near the Kladno-Svermov train station and the Kladno-Poldi, Ujezdová and Průmyslová bus stops. It is suitable for companies that need a direct connection between Prague and Germany.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- Park maintenance
- 999 x Car parking places
- 65 x Truck parking places
- 5 x Retention ponds

### Storage/Industrial space:

- 8 Drive-ins
- Floor loading capacity 5 t/m<sup>2</sup>
- Clear height 10-12,5 m
- 167 x Loading docks
- Column grid structure 12x24 m
- 200 Lux LED lighting
- ESFR sprinkler system
- Electrical capacity up to 30 MW

### Office:

- Office space according to the client's requirements
- Air-conditioning

Lessee pays no commission.

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