



5 104 m<sup>2</sup> | Chrášťany, Praha-západ, Central Bohemia | on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N7182</b>	Price	<b>on request</b>
Address	<b>Chrášťany, Praha-západ, Central Bohemia</b>	Type	<b>Warehouses</b>
Usable area	<b>5 104 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>		

## About real estate

We offer for rent warehouse space of 5 104 sqm in a modern industrial complex located in a highly valued area on the outskirts of Prague in Chrást'any. With direct access to the Prague ring road and the D5 motorway (leading from Prague via Pilsen to Germany), this is an ideal location for a range of industries looking to take advantage of the proximity to the capital city of Prague and excellent transport links to Western Europe.

In terms of specifications, the park's premises have a clear height of 10 metres and floors with a load capacity of 5 tonnes per square metre. There is a direct entrance to the site, modern LED lighting, ample parking capacity and comprehensive security measures, including security and CCTV, ensuring a high level of security.

The facility is therefore a modern, secure and easily accessible logistics centre that meets the needs of discerning business clients looking for a strategic location with excellent transport links and excellent facilities.

The park offers easy accessibility thanks to public transport links and connections to Prague's metro lines, making transport easy for employees and visitors alike. In addition, it is located just 10 minutes from Václav Havel Airport, making it ideal for companies requiring fast and efficient access to air transportation.

There is an office (333 sqm) and an external paved space (954 sqm).

A bespoke price will be set individually during a personal inspection based on the client's requirements.