



## Industrial space

18 682 m<sup>2</sup>, Cheb, Aš, Skandinávská

**Ask for price**





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|                         |                               |
|-------------------------|-------------------------------|
| Total area              | 18 682 m <sup>2</sup>         |
| Available area for rent | 18 682 m <sup>2</sup>         |
| Ceiling height          | 10.5 m                        |
| Floor loading capacity  | 5 t/m <sup>2</sup>            |
| Column grid structure   | —                             |
| Structure               | Reinforced concrete structure |
| PENB                    | G                             |
| Reference number        | 36048                         |

**18,682 sq.m.** of industrial, warehouse and office space for lease in the industrial park. The premises are suitable for industrial centers and light manufacturing, offer a high standard of equipment, and can be designed based on specific requests and requirements. Thanks to its location the park is suitable for domestic and international distribution and production. Available within 4 months after signing of the contract.

### Location:

The park is located in Aš only 3 km from the German border, with great access to highways A93/A9/A4/A72. Composed of two existing buildings and five built-to-suit options on the way, the park offers space starting at 2,000 sq.m. The location is suitable for the headquarters of companies linked to manufacturing companies in Germany such as Audi, BMW, Volkswagen and Siemens.

### Features and Services:

- Flexible units (storage / office / light production / showroom)
- Onsite property management
- 24/7 security service and CCTV
- Park maintenance
- Sufficient parking space
- High standard of building

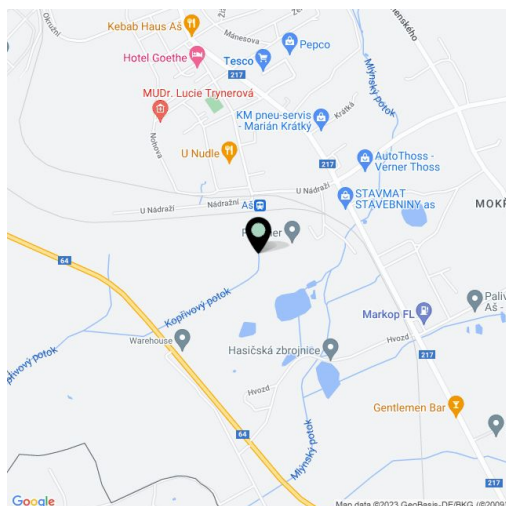
### Industrial/Warehouse space:

- Dock levelers & loading ramps
- Dimension of entrance gate 4x4,5 m
- Floor loading capacity 5 T/sq.m
- Clear height 10,5 m
- Column grid structure 12x24 m
- LED Light
- Sprinkler system
- Utility connections (water, sewage, gas, electricity)

### Office:

- Turn key office
- Clear height 2,75 m
- Air-conditioning
- External blinds

Lessee pays no commission.





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