

TYPE OF LOCALITY	INDUSTRIAL ZONE
NAME OF LOCATION	Commercial premises in Lovosice -Prosmyky
NUMBER OF LOCATION	
MUNICIPALITY / REGION	Litoměřice
DISTANCE FROM BORDER	45 km
AREA OF THE SITE IN m2	23 000
NUMBER OF OBJECTS WITH AREA OF OVER 500 m2	0
SPECIFICATION OF VOID AREA	The land is flat and has a total area of 23.000 m2. There are 6 concrete boxes, each about the size of approx 880 m2, which can be rented separately, it has access to them and is supplied electrical power.
SUGGESTED BEST WAY OF DEVELOPMENT OF VOID AREAS	Scrap metal, storage areas, parking
INFRASTRUCTURE	Water Low voltage electricity High voltage electricity Sewer system Data networks Service (industrial) water Waterway

<p>POSSIBILITIES FOR EXTENSION</p>	<p>We offer for rent the land with reinforced concrete spaces, hall and offices 4 km from the D8 highway, close to the port and Lovochemie company in Lovosice - Prosmky.</p> <p>Suitable for the construction of own assembled facilities - energy are available on the area.</p> <p>It can be rented in parts and use the port and railway siding. The land is flat and has a total area of 23.000 m2. There are 6 concrete boxes, each about the size of approx 880 m2, which can be rented separately, it has access to them and is supplied electrical power.</p> <p>Sheet metal and not insulated hall has an area of 90 m2, the existing office spaces (9 rooms - offices, dressing rooms, storage rooms, kitchen) has a total area of 169 m2.</p> <p>The offices include the sanitary facilities - shower, WC. There is also a private sewage treatment plant, transformer station and a weighing machine up to 50 tons. The land is particularly suited as a scrap metal, it has the necessary permits, building supply store, storage areas, parking, transit shed, etc.</p> <p>Approximate prices: land - 98, - CZK / m2 / year. Hall - 350, - CZK / m2 / year. Offices - 500, - CZK / m2 / year + VAT + energies or 950 - K / m2 / year + VAT incl. energies.</p> <p>About the conditions it can negotiate according to the scope and term of the lease.</p>
<p>ACCESSIBILITY (both existing and planned)</p>	<p>45 km from the border 5 km from the highway / motorway 1 km of main roads 0 km from the bus stop 2 km from the train station 70 km from the airport</p>

<p>LIMITS AND RESTRICTIONS (e.g. environmental considerations)</p>	<p>No environmental burdens. Offered plots are included in the territory which is under the Project of flood protection protected against high waters to flow rate Q100 (it means century water). The Industrial zone is in contact with the Lovochemie a.s. company (emergency planning zone). The extent and content of development zone area must be corrected for the effects of operations on the environment of Lovosice town and nearby villages.</p>
<p>INVESTORS IN THE ZONE</p>	<p>HOLCIM - concrete plant</p>
<p>OWNER'S NAME</p>	<p>Lovosklady a.s., Ing. Vladimír Vodička</p>
<p>OWNER'S CONTACT DETAILS</p>	<p>774 422 262, lovosklady@seznam.cz</p>
<p>NOTES / DESCRIPTION</p>	<p>GPS: 50.5167606, 14.0940314</p>