

## Chitila

## Industrial Spaces for Rent

### CARACTERISTICS

► **AREA:** Chitila



### Layout

Available areas:

Built area: 13,000 sqm (available immediately)

Built area: 17,000 sqm (available Q1, 2021)

**RENTAL PRICE:**

Warehouse: 3.5 €/sqm/month + VAT (lease agreement of 5 years);

Warehouse: 3.3 €/sqm/month + VAT (lease agreement of 10 years);

Office: 8 €/sqm/month + VAT;

**MAINTENANCE COST:**

0.8 €/sqm/month + VAT open book;

### DESCRIPTION

The logistic park is situated in North Western side of Bucharest, an area with a great logistic development, with easy access to the Ring Road and to DN7.

EXCELLENT LOCATION IN THE NORTH OF BUCHAREST ALONG THE NATIONAL ROAD 7

to Bucharest City Center 20 min

to Bucharest Otopeni Airport 15 min

to Bucharest Ring Road 5 min

**DESCRIPTION – CHARACTERISTICS:**

The facilities comprise warehouse and office space, divided in comfortable units, which the tenant can freely combine and adapt

Workforce widely available

Nearby public bus station (20 meters) - to Buftea, Chitila, Bucharest

Nearby suburban train station (S?b?reni, 1 km)

Direct access via 4 lane DN7, designed for heavy traffic

Immediate access to Ring Road (4 km) and to A1, A2, A3

Flexible extension options- total of 50,000 sq. m facilities

Spacious maneuvering and parking areas for cars and trucks

Gatehouse with 24 hrs guarded security

Floor loading capacity 5t / sqm

Clear height of 10 m

24 m x 12 m internal grid

1 dock leveller / 800 sqm

Outside truck court depth of 35 m

All access roads to the site suited for heavy transport