

## Székesfehérvár

2 898 905 HUF

Bip-004393 - For Rent: Crane-Equipped Warehouse / Production Hall with a Total Area of 1,193 m<sup>2</sup>, Located in an Independent Industrial Site in the Northern Part of Székesfehérvár, Near the Videoton Industrial Park.

The site is easily accessible without restrictions by truck, car, or local public transport.

Area Breakdown: ▶ Hall area: 799 m<sup>2</sup>

▶ Office / Social block:

Ground floor: 198 m<sup>2</sup> (3 office rooms, male and female restrooms, male and female changing rooms, kitchen-dining area)

Upper floor: 196 m<sup>2</sup> (male and female restrooms, one large open-plan room)

### Features:

- ▶ Well-maintained, modern building
- ▶ Accessible via wide sliding gate
- ▶ Security camera and alarm system
- ▶ 1 level-access industrial gate (3m x 3m)
- ▶ Internal height: 4.5m
- ▶ Power capacity: 400A
- ▶ Floor load capacity: 5t/m<sup>2</sup>
- ▶ Equipped with 2t overhead crane
- ▶ Built-in compressed air system
- ▶ Air-conditioned offices and hall
- ▶ Large parking area for passenger vehicles
- ▶ Paved courtyard suitable for outdoor storage
- ▶ Heating: gas boiler (with tank ...)

ID number	380701
Type	For rent - Industrial area
Space	1 193 m <sup>2</sup>
Building lot	1000 m <sup>2</sup>



**Ország Eszter**

**+36-30-648-0724**

e.orszagh@gdn-ingatlan.hu

FOR RENT

