

## Székesfehérvár

1 418 235 HUF

ID number	380655
Type	For rent - Industrial area
Space	531 m <sup>2</sup>
Building lot	10000 m <sup>2</sup>

Bip-004390 – For Rent: Crane-Equipped Warehouse / Production Hall with a Total Area of 531 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: 414 m<sup>2</sup>

▶ Office / Social block:

Ground floor: 117 m<sup>2</sup> (4 office rooms, kitchen-dining area, locker room with shower, male and female restrooms)

Upper floor: 123 m<sup>2</sup> (apartment with living room and 2 bedrooms; the apartment is subject to separate agreement)

### 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
- ▶ ...



**Köő Zsolt**

**+36-20-234-8703**

zs.koo@gdn-ingatlan.hu

FOR RENT

