

citylink

Łódź



POLAND, Łódź ul. Zakładowa 107

Citylink is a combination of an office, a warehouse and a service space in a modern building in a city centre.

SMALL BUSINESS UNITS business parks is a solution to a fast growing tenants' demand on representative and inexpensive office or service area combined with smaller warefouse modules. CITYLINK facilities also offer a possibility of furnising spacious showrooms and customer service.



Great location



Multifunctionality of the area



High-quality architechture



Affordable rent



Perfect conditions for business development



Citylink Łódź is an investment for tenants looking for a modern high-standard space, while maintaining competitive prices. The facility, located within the city limits, surrounded by buildings for commercial purposes, has excellent public transport also. An additional plus is the A1 motorway that runs nearby.

Citylink Łódź offers flexible warehouse and office modules tailored to customer needs.

Citylink Łódź

**just off the A1
and close to the city center**

Citylink Łódź is an investment located at ul. Zakładowa (10 km from the city center). Object is perfectly connected, this is ensured by the proximity of the A1 motorway and Rokicińska street.

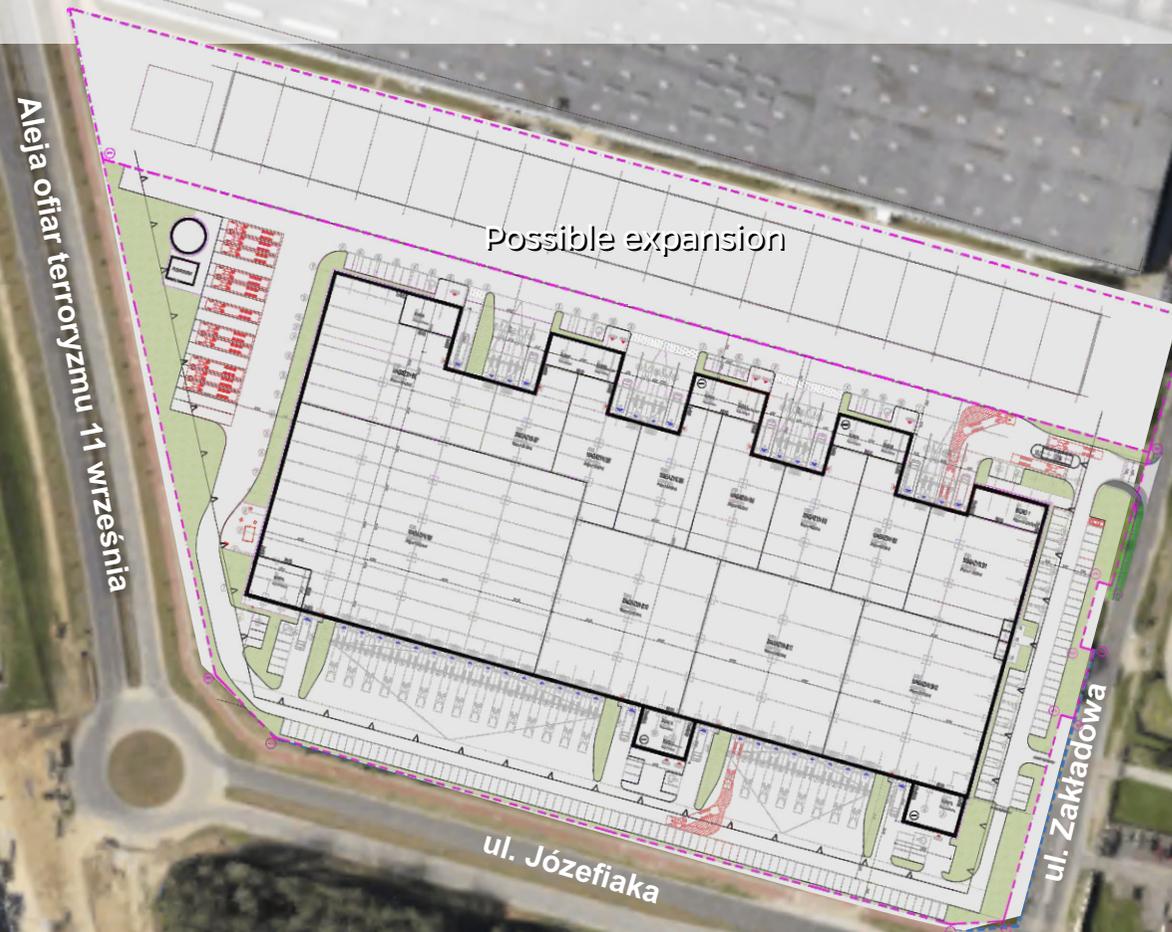
You can go there also by public transport. There is a loop nearby tram station Olechów 9A, 9B, 10B and the 72D bus stop, 82A, 82B.

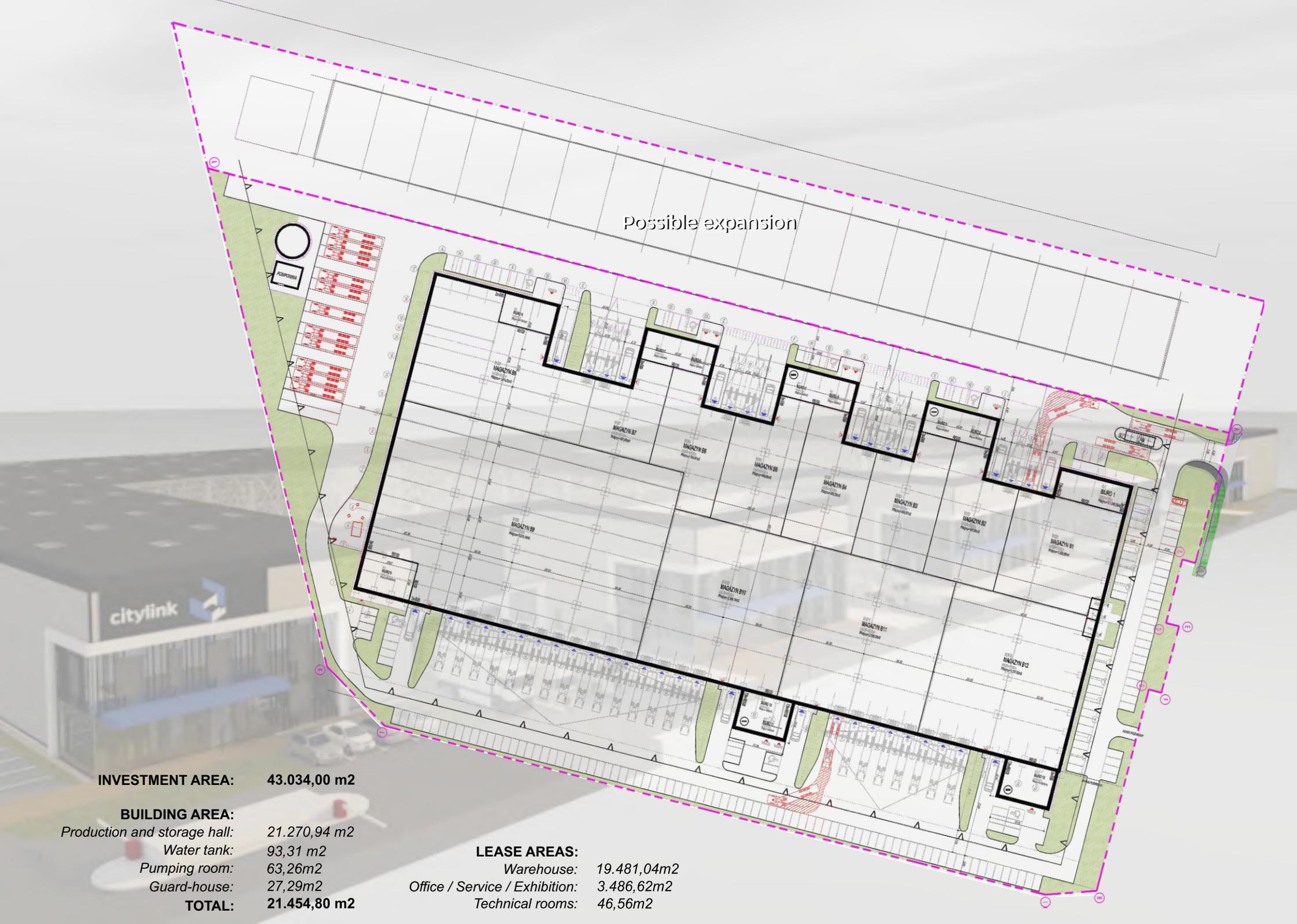
Citylink Łódź is located in:

- 1.5 km from the motorway
- 9 km from the city center
- 3 km from the train terminal
- 16 km from the airport



Citylink Łódź is a facility with an area of 21.000 sq m with a possible expansion of another 7.000 sq m. We offer for tenants - office and warehouse premises from 500 m.². Their destiny and size can be flexibly change depending on individual needs of the tenant. The whole investment is covered by modern monitoring and electronic protection.





Possible expansion

INVESTMENT AREA: 43.034,00 m²

BUILDING AREA:

Production and storage hall: 21.270,94 m²

Water tank: 93,31 m²

Pumping room: 63,26m²

Guard-house: 27,29m²

TOTAL: 21.454,80 m²

LEASE AREAS:

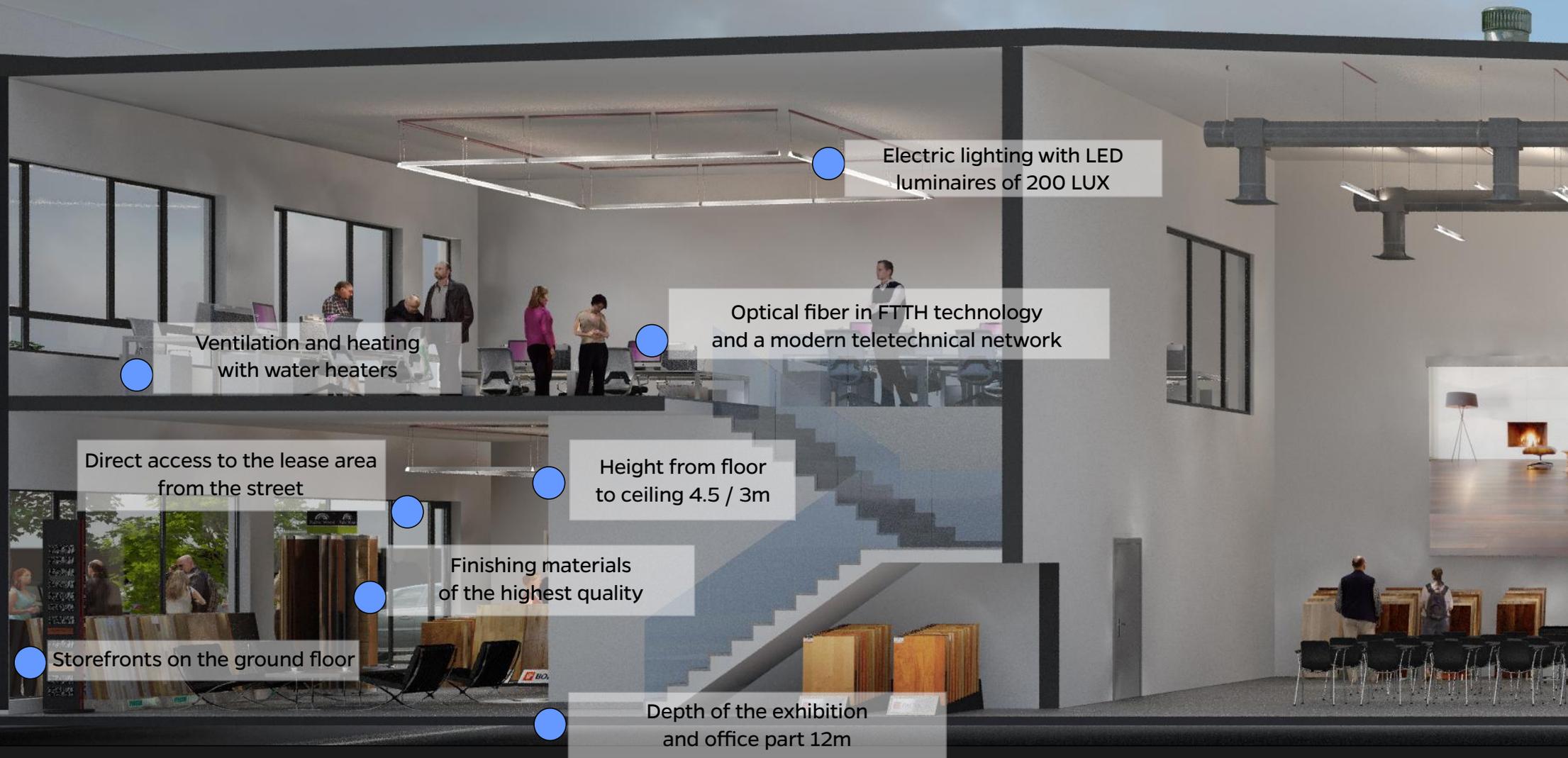
Warehouse: 19.481,04m²

Office / Service / Exhibition: 3.486,62m²

Technical rooms: 46,56m²

**Office
and warehouse space
from ~ 500 m²**

Office and exhibition space



Electric lighting with LED
luminaires of 200 LUX

Optical fiber in FTTH technology
and a modern teletechnical network

Ventilation and heating
with water heaters

Direct access to the lease area
from the street

Height from floor
to ceiling 4.5 / 3m

Finishing materials
of the highest quality

Storefronts on the ground floor

Depth of the exhibition
and office part 12m

Warehouse and exhibition space from ~ 500 m²

Electric lighting with LED luminaires of 200 LUX

Free work height 10 m

Warehouse space (PM)

Gas heating, temperature 16-20°C

Column grid 12x22.5m

Depth of warehouse and exhibition areas 36 / 48 / 60 m

Access to the rooms is directly from a square through a lifted gate with dimensions 3.5x4.5 m and min. 1 loading dock with adjustable hydraulic platform

Non-dusting floor with carrying capacity of 5 t/m²

Contact our agents



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Developer

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