Industrial Market Czech Republic

Q3 2025

A regular quarterly update of logistics and industrial market in the Czech Republic

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Total stock	13.1 m sq m
New supply Q3 2025	109,000 sq m
Under construction	1.6 m sq m 27% shell & core
Vacancy rate	4.5%

In Q3 2025, the total lettable modern warehouse and industrial area reached almost 13.1 million sq m.

New supply reached 109,000 sq m, the highest volume of new completions was recorded in the Greater Prague area and the Plzeň Region (both 26%).

In total 1.6 million sq m were under construction, with the largest construction taking place in the Karlovy Vary Region (22%).

The vacancy rate decreased by 0.4 percentage points to 4.5% in Q3 2025.

In Q3 2025, the current rental range for warehouse and industrial premises amounted to €4.50 - 7.50 sq m/month.

In Q3 2025, take-up increased, gross take-up reached 605,200 sq m, 22% of which were renegotiations.

„Take-up increased by 81% year-on-year, reaching the highest level in three years. Clients have started to respond to the lower rental rates and attractive incentives offered by landlords.

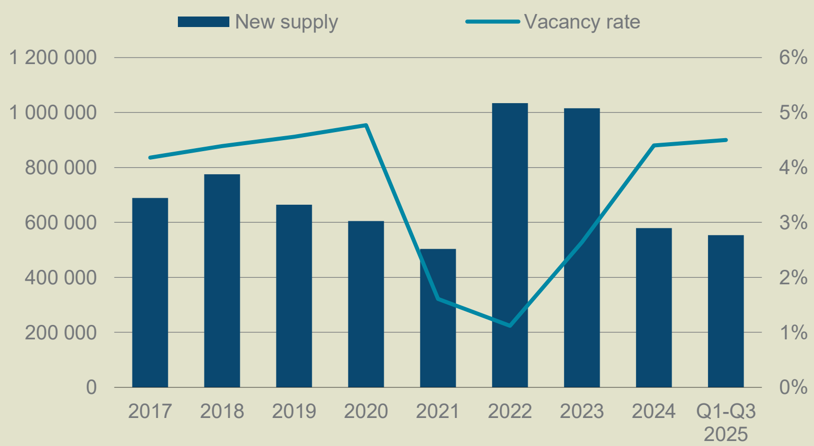
On the Czech market, which offers more than 13 million sq m of industrial space, we are seeing increased demand for large units of 20,000–40,000 sq m, particularly from logistics companies. Tenants prefer new, tailor-made premises with efficient operations and the possibility to install modern technologies.

Speculative construction occurs rather rarely and only in attractive locations where a tenant is expected to be secured even before the project is completed. It is worth noting that the vacancy rate for all spaces, including those in a shell & core state, reached 7.6%. The Czech Republic is expected to continue benefiting from its key position in the Central European market, provided that supportive legislation is in place."

MARKÉTA VRBASOVÁ
DIRECTOR, HEAD OF INDUSTRIAL & LOGISTICS

New Supply and Vacancy Rate

sq m, %



Source: Knight Frank Research

13,080,000 sq m

In Q3 2025, the total lettable modern warehouse and industrial area reached almost 13.1 million sq m.

INDUSTRIAL MARKET OVERVIEW

In Q3 2025, the total lettable area of modern warehouse and industrial space reached almost 13.1 million sq m. Greater Prague remained the largest logistics market, accounting for 28% of the total supply. This was followed by the Plzeň Region with 14%, the South Moravian Region with 12%, the Moravian-Silesian Region with 11%, and both the Central Bohemian and Ústí Regions, each representing 8% of the total supply.

In Q3 2025, 109,000 sq m of space was newly completed across 10 industrial parks. Compared with the previous quarter, this represented a decrease of 17%, while year-on-year it dropped by 50%. The largest volumes of completed space were in the Greater Prague area and the Plzeň Region (both accounting for 26%), followed by the Moravian-Silesian Region with a 23% share.

The largest completed project in Q3 2025 was a 28,100 sq m warehouse in CTPark Blatnice for Redcare Pharmacy. A 13,500 sq m facility for Lenzing Biocel in the DMC Paskov Industrial Park followed. The third-largest completed project consisted of 11,400 sq m of space for Brose in the Ostrava Airport Multimodal Park.

At the end of Q3 2025, 1.60 million sq m of warehouse and industrial space was under construction, including shell & core projects, which accounted for 27% of the total. Construction was ongoing in all regions except the Vysočina Region. The largest development activity was in the Karlovy Vary Region (22%), followed by the Central Bohemian Region and the Greater Prague area, both accounting for 14%. The highest share of shell & core space was in the Plzeň Region (21%), the Greater Prague area (17%), and the Ústí nad Labem Region (14%).

The vacancy rate decreased in Q3 2025, reaching 4.5%, down from 4.9% in the previous quarter. Quarter-on-quarter, vacancy fell in six regions, with the largest declines in the Hradec Králové / Pardubice Region (3.2 percentage points) and the Liberec Region (2.3 percentage points). It rose slightly in three regions, most notably in the Karlovy Vary Region by 1.0 percentage point. In the remaining regions, the vacancy rate remained unchanged.

If shell & core buildings awaiting tenants were included, the vacancy rate would reach 7.6%.

RENTS

In Q3 2025, the range of current rents in the Czech Republic amounted to €4.50 - 7.50 sq m/month.

The average current rent decreased again year-on-year in Q3 2025, by 3.4%. A year-on-year decrease in rent was recorded in seven regions, with the most significant decrease in the Vysočina Region by 9.4%, the Karlovy Vary Region by 8.4% and the Plzeň Region by 7.7%. In the South Moravian and Moravian-Silesian regions, rents decreased by 5.0%. In the other regions, rents remained more or less stable.

Current Rent Range

€4.50 – 7.50 sq m/month

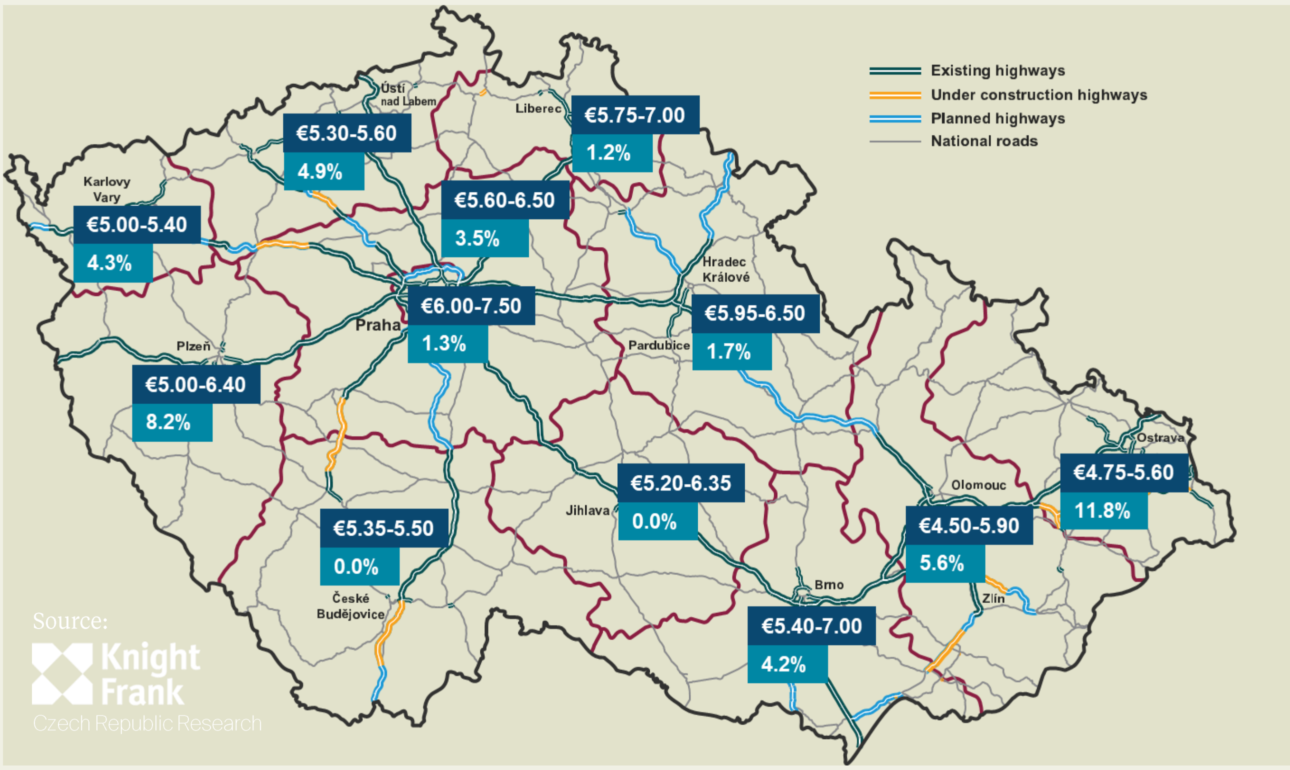
INVESTMENT

In Q3 2025, the prime industrial yield remained unchanged at 5.00%. Logistics properties accounted for the second largest share of total investment volume, at 28%.

Prime Industrial Yield

5.00%

VACANCY RATE AND CURRENT RENT*



*Rent offered on the market in class A premises for an area of 4,000 - 5,000 sq m in Q3 2025 prior to incentives application

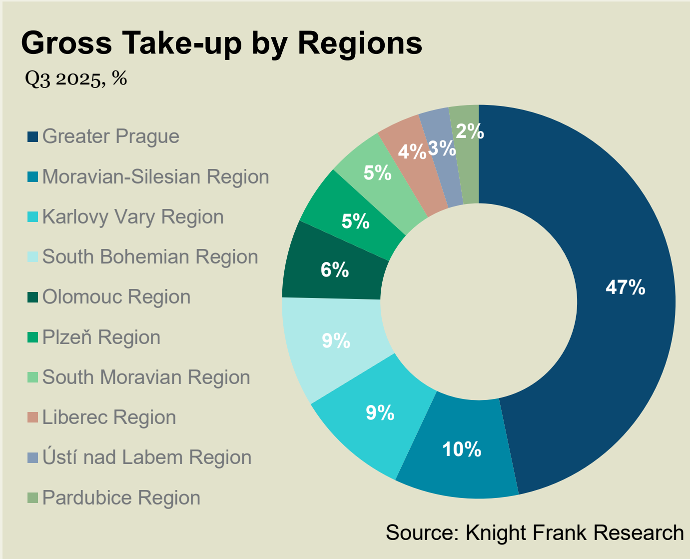
TAKE-UP

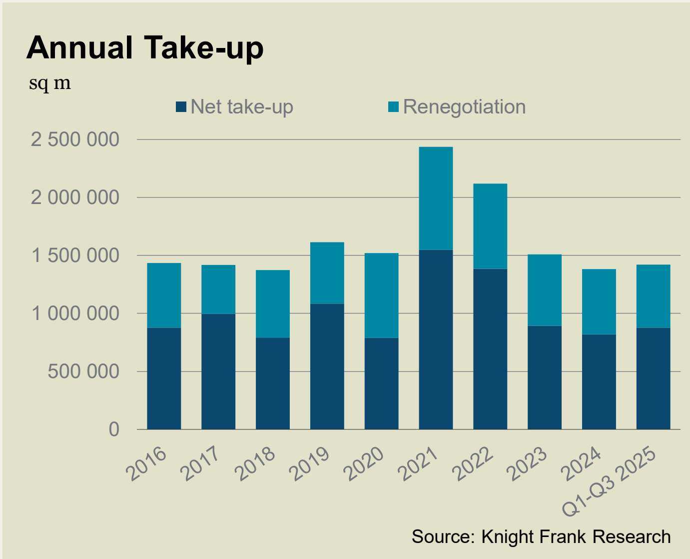
In Q3 2025, gross take-up reached 605,200 sq m, representing an 81% year-on-year increase and a 101% rise compared to the previous quarter. This marked the highest level of demand since Q2 2022. Encouragingly, net take-up accounted for 78% of the total. Demand in the first three quarters of this year has already surpassed the full-year volume recorded in 2024.

Renegotiations accounted for only 22% of total take-up. The largest renegotiation was signed with an undisclosed company in the P3 Prague Horní Počernice industrial park for 22,800 sq m, followed by another renegotiation with an undisclosed company in SEGRO Logistics Park Prague for 17,600 sq m.

In Q3 2025, gross take-up was recorded across ten regions. Nearly half of the activity occurred in the Greater Prague area, mainly driven by a high number of new leases. This was followed by the Moravian-Silesian Region with 10% and the Karlovy Vary Region with 9%.

Net take-up increased by 132% year-on-year, reaching 472,300 sq m. Compared to the previous quarter, it rose by 155%. The Greater Prague area accounted for the largest share of net take-up at 41%, followed by the South Bohemian Region with 12%, driven by the major new lease in VGP Park České Budějovice mentioned below, and the Karlovy Vary Region with 10%.





TAKE-UP		CHANGE	
Q3 2025		Y/Y	Q/Q
Gross	605,200 sq m	+81%	+101%
Net	472,300 sq m	+132%	+155%

SIGNIFICANT NEW LEASES IN Q3 2025

PROPERTY	TENANT	SIZE (sq m)	DEAL TYPE
VGP Park České Budějovice	Confidential	54,600	Pre-lease
Prologis Park - Jirny	Confidential	52,200	New lease
Panattoni Park Ostrov North	Confidential	46,500	Expansion

MARKET NEWS

- ✓ Park Kladno Industrial Zone has received the highest possible rating of Outstanding according to the international BREEAM New Construction sustainability certification. The park consists of a new production hall and the original building, which has been revitalised. The project, covering a total floor area of more than 36,000 sq m, was created in cooperation between the Panattoni development company and the Accolade investment group. Hanon Systems Thermal Technology is the tenant of the premises, which were constructed using a number of innovative and sustainable methods.

- ✓ Construction of a new state-of-the-art distribution centre for Rossmann Czech Republic began at CTPark Prague North at the end of September. The project, covering an area of over 30,000 sq m will replace the company's existing warehouse facilities in Úžice u Prahy, which have reached capacity. Construction is expected to be completed in 2026, with the new facility set to be fully operational in 2027. The project is being developed with a strong focus on sustainability, with the aim of achieving BREEAM Outstanding certification.

- ✓ Garbe has received a building permit for the second phase of the Garbe Park Brno South project in Pohořelice, which is located approximately 30 kilometres south of Brno. Upon completion, the total area of the complex is expected to reach approximately 111 thousand sq m. The second phase of construction will consist of two buildings, with an area of 60,000 sq m and 20,000 sq m.

- ✓ Yanfeng, a leading global automotive interior supplier, has sold its 47,000 sq m production facility in Žatec, subsequently leasing it back under a long-term agreement. The new owner is the American company Clarion Partners Europe. Since 2020, Yanfeng has been modernising its production operations through strategic automation investments.

- ✓ At the beginning of September, representatives of the industrial developer 7R, the investor EQT Real Estate, and the municipality of Lužec nad Vltavou met at the development site of EQT Park Prague North. Together, they presented the project and ceremonially knocked on a structural pillar of one of the buildings. The industrial area consists of two logistics halls with a total lettable area of 56,500 sq m and is aiming for the international environmental certification BREEAM Excellent. The halls are designed to be energy efficient.

Photo source: https://panattonieurope.com/cz-cz/novinky/kladensky-vyrobni-zavod-spolecnosti-hanon-systems-ziskal-nejvyssi-oceneni-udrzitelnosti

GREATER PRAGUE

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
3.65 m sq m	28,500 sq m	229,600 sq m	1.3%

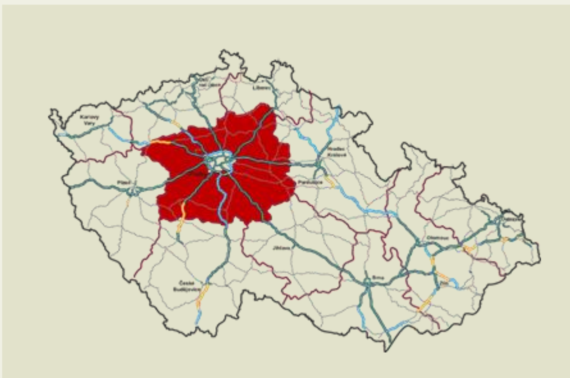
- Prague is a central point of all highway routes and is also an important international railway junction. Air transport including freight is provided mainly by the Václav Havel Airport Prague.
- The Greater Prague area is the largest warehouse and industrial market in the Czech Republic, it accounts for 28% of the country's total stock.
- The unemployment rate was 3.5% in September 2025.
- In Q3 2025, gross take-up amounted to 281,500 sq m, out of which net take-up represented 69%.

Current Rent
€6.00 – 7.50 sq m/month

CENTRAL BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
1.05 m sq m	7,000 sq m	231,000 sq m	3.5%

- Aside from Prague, the Central Bohemian Region has the most dense, but also the most congested transport network in the country. The region is crossed by the main rail and road transit routes leading into the capital. Water transport is also present in the region.
- The unemployment rate was 3.8% in September 2025.
- No new take-up was recorded in Q3 2025.

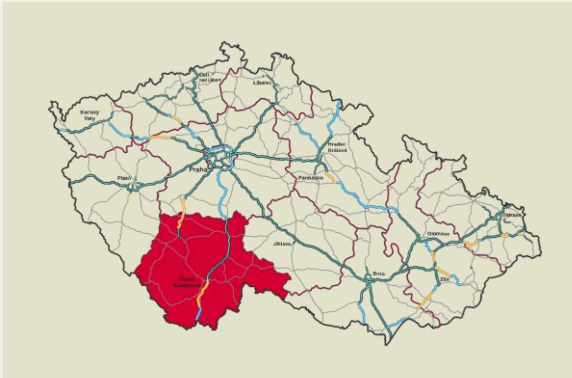


Current Rent
€5.60 –6.50 sq m/month

SOUTH BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
174,200 sq m	4,400 sq m	8,800 sq m	0.0%

- The region is experiencing a continuously increasing traffic intensity; however, it is currently not connected to the national motorway network. The planned and partly under-construction D3 motorway will link Prague with the South Bohemian Region and connect to the motorway network in neighbouring Austria. The section from the South Bohemian Region to the Austrian border is expected to be completed by 2027, with completion in the Central Bohemian Region planned for 2031.
- The unemployment rate was 3.8% in September 2025.
- In Q3 2025, gross take-up amounted to 54,600 sq m in a single new lease.

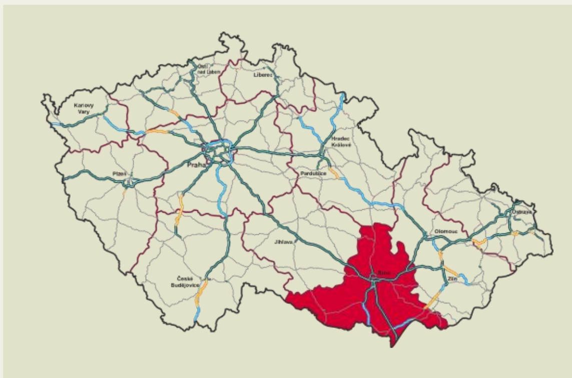


Current Rent
€5.35 –5.50 **sq m/month**

SOUTH MORAVIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
1.50 m sq m	0 sq m	148,500 sq m	4.2%

- The South Moravian Region serves an important transit function. The regional capital, Brno, is a significant transport hub for road, motorway, rail, and air traffic. It is located at the intersection of motorways leading to Prague (D1), Bratislava (D2), Olomouc (D46), and Vienna (D52). However, the D52 motorway is still incomplete, with its full opening expected in 2032.
- The South Moravian Region is the third largest logistics market in the Czech Republic, after the Greater Prague area and the Plzeň Region.
- The unemployment rate was 5.0% in September 2025.
- In Q3 2025, gross take-up amounted to 28,000 sq m, out of which net take-up represented 94%.

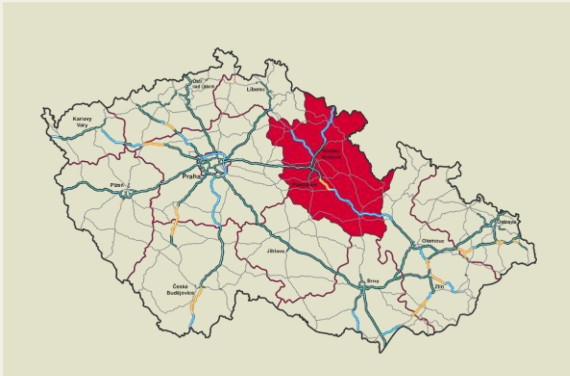


Current Rent
€5.40 –7. 00 **sq m/month**

HRADEC KRÁLOVÉ AND PARDUBICE REGIONS

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
468,300 sq m	2 000 sq m	35,200 sq m	1.7%

- The Hradec Králové Region is connected to Prague by the unfinished D11 motorway, which upon completion in 2028 will link the region with Poland. The Pardubice and Hradec Králové Regions are also crossed by two major European routes: E67 (Prague–Warsaw) and E442 (Liberec–Olomouc). Additionally, the D35 motorway, currently under construction, runs through the region and is expected to be completed by 2029.
- In September 2025, the unemployment rate was 3.7% in Pardubice Region and 3.9% in Hradec Králové Region.
- In Q3 2025, gross take-up amounted to 14,900 sq m, represented by new leases only.



Current Rent
€5.95 – 6.50 **sq m/month**

KARLOVY VARY REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
551,300 sq m	0 sq m	349,600 sq m	4.3%

- The main road artery of the Karlovy Vary Region is the partially constructed D6 motorway (Cheb – Sokolov – Karlovy Vary), which is expected to be completed by 2030. Currently, the motorway is connected to Germany via road D6.
- The majority of existing warehouse spaces are located around Cheb, close to the D6 motorway.
- The unemployment rate was 5.5% in September 2025.
- In Q3 2025, gross take-up amounted to 56,100 sq m, out of which net take-up represented 83%.

Current Rent
€5.00 –5.40 **sq m/month**

LIBEREC REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
434,700 sq m	0 sq m	11,700 sq m	3.5%

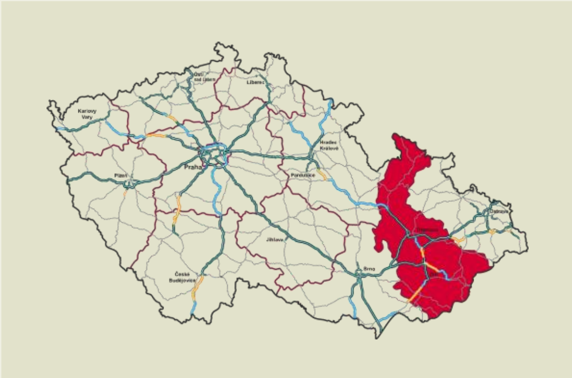
- The region is connected to Prague by the D10 motorway, which runs from Prague only as far as Turnov, where it ends and connects to the I/35 expressway, continuing to the regional city of Liberec. The region is also crossed by the European route E65 in the direction Prague – Harrachov – Poland, as well as other first-class roads that link the region to Germany in the north.
- The unemployment rate was 5.2% in September 2025.
- In Q3 2025, gross take-up amounted to 24,700 sq m, represented by new leases only.

Current Rent
€5.75 – 7.00 sq m/month

OLOMOUC AND ZLÍN REGIONS

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
713,900 sq m	10,100 sq m	108,600 sq m	5.6%

- The region is crossed by the unfinished D1 motorway, which is fully connected to the regional city of Olomouc by the completed D46 motorway and the unfinished D35 motorway (known as the northern backbone route that will link Bohemia with Moravia). The backbone motorway of the Zlín Region will be the D55 motorway, currently under construction, which upon completion in 2032 will connect Olomouc with the South Moravian Region through the territory of the Zlín Region. The D49 motorway is also under construction, which will link eastern Moravia with western Slovakia.
- In September 2025, the unemployment rate was 4.7% in Olomouc Region and 3.8% in Zlín Region.
- In Q3 2025, gross take-up amounted to 38,700 sq m, out of which net take-up represented 74%.



Current Rent
€4.50 –5.90 sq m/month

MORAVIAN-SILESIAN REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
1.39 m sq m	24,900 sq m	201,800 sq m	11.8%

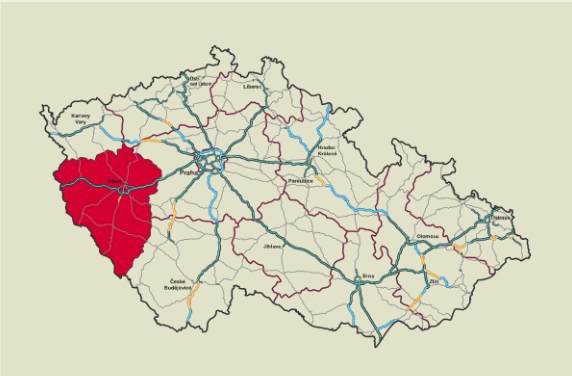
- The backbone of the road network is the D1 motorway, which connects the region with the entire country and seamlessly links to the Polish A1 motorway. The region is also crossed by the unfinished D48 motorway, which upon completion in 2029 will form part of the third high-capacity connection between the Czech Republic and Slovakia.
- The unemployment rate was 6.3% in September 2025.
- In Q3 2025, gross take-up amounted to 61,800 sq m, out of which net take-up represented 73%.

Current Rent
€4.75 – 5.60 **sq m/month**

PLZEŇ REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
1.81 m sq m	28,100 sq m	171,100 sq m	8.2%

- The region is crossed by the important D5 motorway from Prague to Germany.
- The Plzeň Region is the second largest logistics market in the Czech Republic after Prague, with most warehouse spaces located around the regional city of Plzeň.
- The unemployment rate was 3.7% in September 2025.
- In Q3 2025, gross take-up amounted to 29,900 sq m, out of which net take-up represented 74%.

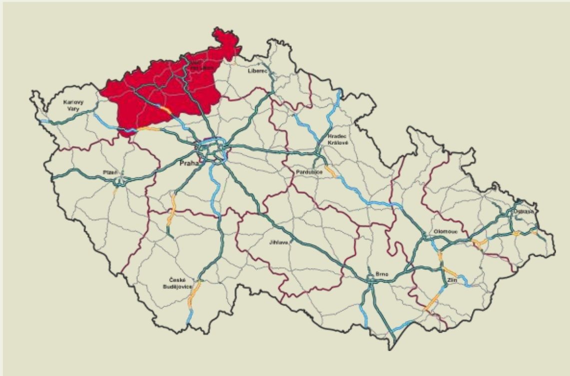


Current Rent
€5.00 –6.40 **sq m/month**

ÚSTÍ NAD LABEM REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
1.01 m sq m	4,100 sq m	128,400 sq m	4.9%

- The region has an important transport position due to its connection to the European Union. The D8 motorway runs through the region, leading from Prague to the state border with Germany, where it seamlessly connects to the German A17 motorway. Another strategic route is the unfinished D7 motorway, which runs from Prague to Chomutov and further to the German border. Its completion is planned for 2029. The Elbe River is an important waterway that connects inland Czechia with the North Sea.
- The unemployment rate was 6.8% in September 2025.
- In Q3 2025, gross take-up amounted to 15,100 sq m, represented by new leases only.



Current Rent
€5.30 – 5.60 sq m/month

VYSOČINA REGION

TOTAL STOCK	NEW SUPPLY Q3 2025	UNDER CONSTRUCTION	VACANCY RATE
324,700 sq m	0 sq m	0 sq m	0.0%

- The road and rail network of the Vysočina Region holds strategic importance both nationally and across Europe. The region's territory is part of the Central European urbanized axis (Berlin – Prague – Vienna / Bratislava – Budapest). The D1 motorway thus serves both national and European transportation.
- The unemployment rate was 3.7% in September 2025.
- No new take-up was recorded in Q3 2025.

Current Rent
€5.20 – 6.35 sq m/month

DEFINITIONS

Total stock: Modern developer-led warehouse and industrial production space of A class quality (including built-in offices) owned by a developer or investor for lease excluding owner-occupied stock.

New supply: Completed newly built buildings that obtained a use permit in the given period.

Take-up: Total floor space let or pre-let to tenants over a specified period of time for a period longer than one year. Gross take-up also includes renegotiations and contract extensions. Net take-up includes new contracts, expansion of existing premises or pre-leases.

Current rent: Rent offered on the market in class A premises with an area of 4,000 - 5,000 sq m in a given period prior to incentives application.

Unemployment rate: Share of unemployed persons (per population aged 15-64) .

If you've got one about our research or you would like some property advice, we would love to hear from you.

Author:

Pavla Kubíková
Senior Researcher
+420 720 028 221
pavla.kubikova@cz.knightfrank.com

Lenka Šindelářová
Head of Research & Consultancy
+420 602 773 592
lenka.sindelarova@cz.knightfrank.com

Markéta Vrbasová
Director | Head of Industrial & Logistics
+420 724 325 331
marketa.vrbasova@cz.knightfrank.com

Knight Frank