Industrial Market Czech Republic

Q2 2026

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

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Total stock	13.7 m sq m
New supply Q2 2026	129,000 sq m
Under construction	1.4 m sq m 24% shell & core
Vacancy rate	5.3%

In Q2 2026, the total lettable modern warehouse and industrial area exceeded 13.7 million sq m.

A total of 129,000 sq m was newly completed, with the largest share in the Central Bohemian Region (51%).

Almost 1.4 million sq m were under construction, including shell & core projects. The largest construction was taking place in the Ústí nad Labem Region (17%).

The vacancy rate increased by 0.5 percentage points to 5.3% in Q2 2026.

In Q2 2026, current rents in the Czech Republic ranged from €4.75 to €7.40 per sq m/month.

Gross take-up reached 465,200 sq m. Renegotiations accounted for 43% of total take-up.

„The market is once again finding a balance between rental levels and available space. Demand for new leases and renegotiations of existing premises in the first half of this year has already exceeded the level recorded in the first half of last year by 9%. If the upward trend in demand continues, increased acquisition activity and speculative investments by developers can be expected.

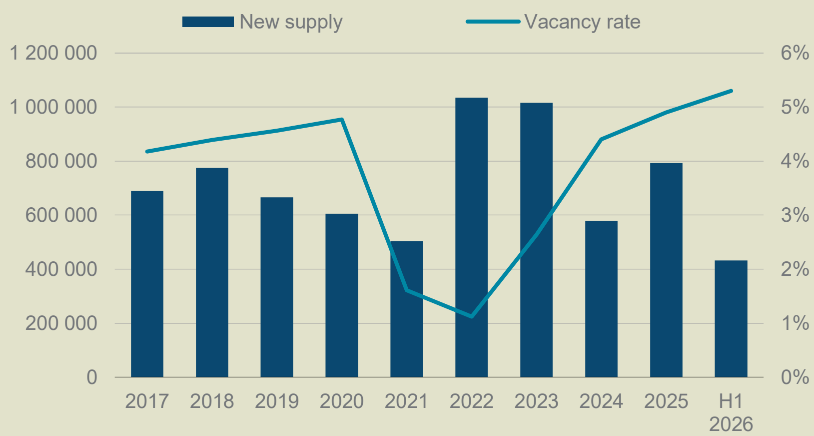
We have recorded a lower number of large enquiries for 30,000–50,000 sq m of warehouse space, which were dominant last year. Prague and the Central Bohemian Region remain the primary markets in demand.

Companies prefer newly built properties that can be tailored to their specific requirements through customised fit-out solutions. Today, warehouse facilities without at least a BREEAM Very Good certification are significantly losing their attractiveness to investors, logistics providers and, most importantly, their end customers."

MARKÉTA VRBASOVÁ
PARTNER, HEAD OF INDUSTRIAL & LOGISTICS

New Supply and Vacancy Rate

sq m, %



Source: Knight Frank Research

13,730,000 sq m

In Q2 2026, the total lettable modern warehouse and industrial area exceeded 13.7 million sq m.

INDUSTRIAL MARKET OVERVIEW

In Q2 2026, the total leasable area of modern warehouse and industrial area exceeded 13.7 million sq m. Greater Prague remained the largest logistics market, representing 27% of the total logistics stock. It was followed by the Plzeň Region (14%), the South Moravian Region (11%) and the Moravian-Silesian Region (10%). The Central Bohemian Region increased its share of the total stock to 9%.

In Q2 2026, a total of 129,000 sq m new space was completed across eight industrial parks. Year on year, the volume decreased slightly by 2%. Compared with the previous quarter, it declined by 57%; however, this comparison is misleading, as the previous quarter saw the completion of the largest industrial hall in the Czech Republic, with a total area of 214,000 sq m. The largest share of newly completed space was delivered in the Central Bohemian Region (51%), the South Moravian Region and in the Greater Prague area (both 22%).

The largest project completed in Q2 2026 was a 44,500 sq m hall at Industrial Park Lužec, which remained vacant upon completion. It was followed by premises totalling 24,500 sq m for YAGEO at AVENTIN Business Park Dyje and a 13,900 sq m warehouse at CTPark Prague North, completed for an undisclosed tenant.

At the end of Q2 2026, nearly 1.40 million sq m of warehouse and industrial space was under construction, including shell & core projects, which accounted for 24% of the total. Construction activity was recorded across all regions except the Liberec Region. The largest development activity was taking place in the Ústí nad Labem Region (17%). This was followed by the Greater Prague area, the South Moravian Region and the Moravian-Silesian Region, each accounting for 14% of the total stock. The lowest construction intensity was recorded in the South Bohemian Region and the Hradec Králové Region, where the share did not exceed 1%. The highest share of shell & core space was located in the Olomouc Region (18%), the Greater Prague area (17%) and the Moravian-Silesian Region (14%).

The vacancy rate increased to 5.3% in Q2 2026, compared to 4.8% in the previous quarter. Quarter on quarter, vacancy levels declined slightly in four regions, with the most significant decrease recorded in the Olomouc / Zlín Region, down by 1.7 percentage points. Conversely, an increase was recorded in four regions, most notably in the Central Bohemian Region, where the vacancy rate rose by 3.9 percentage points, primarily due to the delivery of new vacant space to the market, which also had an impact on the overall vacancy rate. In the remaining regions, vacancy rate stayed unchanged.

If shell & core buildings were included, the vacancy rate would reach 7.5%.

RENTS

In Q2 2026, current rents in the Czech Republic ranged from €4.75 to €7.40 per sq m/month.

Average current rent in Q2 2026 decreased by 2.3% year on year. A year-on-year decline was recorded in eight regions, with the most significant decreases observed in the Liberec Region (8.2%), the South Moravian Region (6.4%), the Plzeň Region (5.2%), followed by the South Bohemian and Karlovy Vary Regions (both 4.0%). In four regions, average current rents increased slightly year on year, with the most notable growth recorded in the Olomouc / Zlín Region (3.4%) and the Vysočina Region (2.2%).

Current Rent Range

€4.75 – 7.40 sq m/month

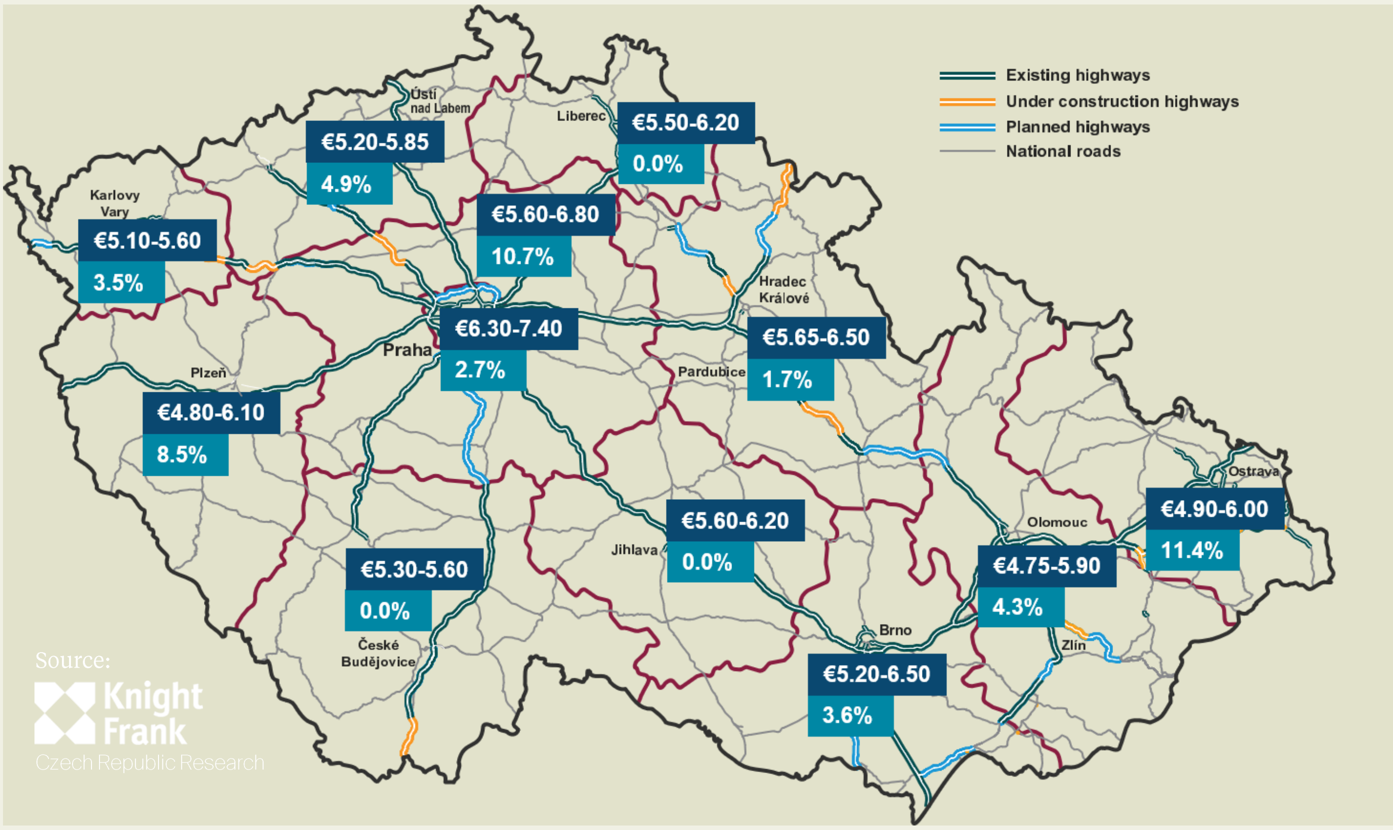
INVESTMENT

In Q2 2026, the prime industrial yield remained unchanged, staying at 5.00%.

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 Q2 2026 prior to incentives application

TAKE-UP

In Q2 2026, demand performed well. Gross take-up increased by 50% year on year, reaching 465,200 sq m. Compared with the previous quarter, it rose by 10%.

Renegotiations accounted for 43%. The largest renegotiation was concluded with an undisclosed company at Prologis Park Prague – Airport, covering 41,800 sq m. It was followed by a renegotiation with Panasonic at Panattoni Park Pilsen West II, covering 14,600 sq m.

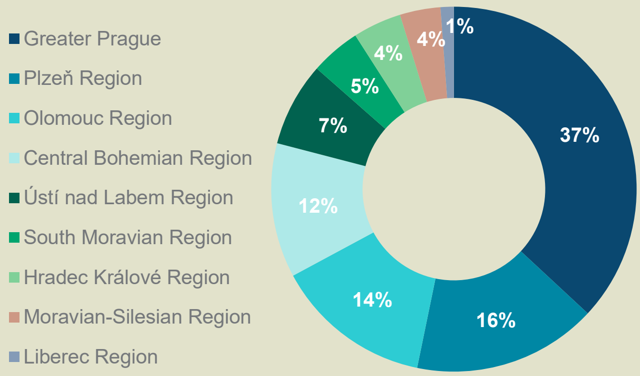
In Q2 2026, gross take-up was allocated to nine regions. The highest share was recorded in the Greater Prague area (37%), followed by the Plzeň Region (16%) and the Olomouc Region (14%).

Net take-up increased by 37% year on year, reaching 266,700 sq m. Compared to the previous quarter, it even increased by 41%. The Greater Prague area accounted for the largest share of the net take-up (24%), followed by the Central Bohemian Region (19%).

In the first half of this year, the highest net take-up was recorded in the Greater Prague area (25%) and in the South Moravian Region (14%). These were followed by the Ústí nad Labem and Plzeň Regions, both with an equal share of 13%.

Gross Take-up by Regions

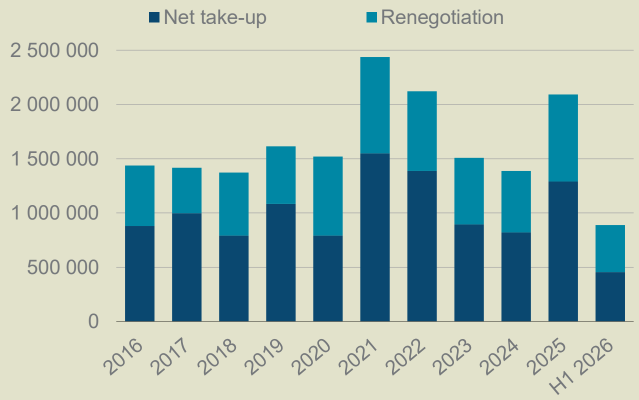
Q2 2026, %



Source: Knight Frank Research

Annual Take-up

sq m



Source: Knight Frank Research

TAKE-UP		CHANGE	
Q2 2026		Y/Y	Q/Q
Gross	465,200 sq m	+50%	+10%
Net	266,700 sq m	+37%	+41%

SIGNIFICANT NEW LEASES IN Q2 2026

PROPERTY	TENANT	SIZE (sq m)	DEAL TYPE
CTPark Žatec	Confidential	30,500	Pre-lease
Panattoni Business Park Kladno I	Confidential	30,200	Pre-lease
Hoya Hradec Králové	Coínfidential	20,000	New lease

MARKET NEWS

- ✓ Gridarch has granted early access to DP World, the logistics operator for BMW Group, of premises within phase III at Ostrava Airport Multimodal Park, allowing entry before building permit approval. The tenant has begun installing technologies and preparing operations for the distribution centre. The three new halls cover 124,000 sq m and will serve as BMW Group's distribution centre for automotive components and spare parts. Building permit approval and pilot operations are planned for summer 2026, with the grand opening following later.

- ✓ Developer Panattoni in collaboration with investor Accolade has begun construction of the first phase of Panattoni Business Park Prague I. The industrial park will consist of three halls with a total floor area of approximately 44,800 sq m in the first phase. The development site covers nearly 140,000 sq m. A significant part of the project will be dedicated to green spaces and improving the site's integration with its surroundings. Completion of the first building in the park is planned for February 2027. The subsequent second phase should be completed in 2029.

- ✓ Developer CTP has expanded CTPark Česká Lípa by delivering a new 11,500 sq m hall. The facility will serve Sekurit Service, part of the Saint-Gobain Group, as a strategic hub for the distribution of replacement automotive glass across European markets.

- ✓ CHS – Immobilien has sold the Orifarm Hostivice logistics and office complex on the western outskirts of Prague to a private investor. The property spans 6,052 sq m of total leasable area.

- ✓ According to an analysis by Prologis Research, the share of logistics space equipped with some form of automation could rise to as much as 50% by 2035. In 2025, approximately 30% of modern logistics space worldwide had already been automated. The analysis also suggests that automation technologies may influence the value of logistics properties. Customers using automation are more likely to extend their lease agreements, and decisions regarding the implementation of technologies also affect lease duration.

Zdroj: Property Forum

GREATER PRAGUE

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
3.75 m sq m	28,500 sq m	194,700 sq m	2.7%

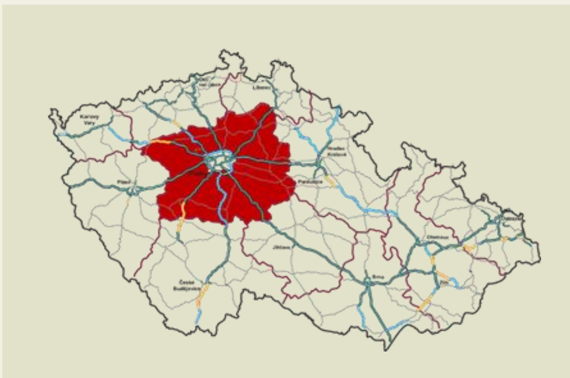
- Prague is a central point of all highway routes and is also an important international railway junction. Air transport including freight is provided mainly by the Václav Havel Airport Prague.
- The Greater Prague area is the largest warehouse and industrial market in the Czech Republic, it accounts for 27% of the country's total stock.
- The unemployment rate was 3.8% in June 2026.
- In Q2 2026, gross take-up amounted to 171,800 sq m, out of which net take-up represented 41%.

Current Rent
€6.30 – 7.40 sq m/month

CENTRAL BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
1.19 m sq m	66,300 sq m	120,500 sq m	10.7%

- 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 4.0% in June 2026.
- In Q2 2026, gross take-up amounted to 55,400 sq m, out of which net take-up represented 90%.

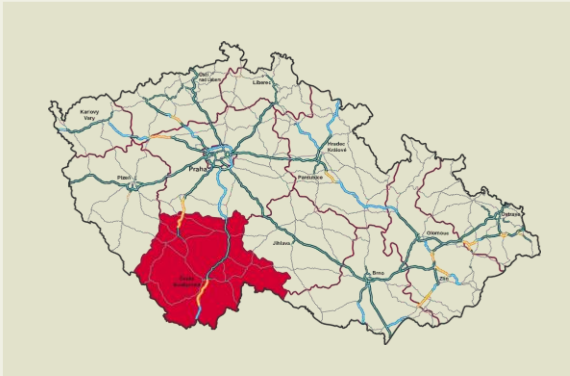


Current Rent
€5.60 –6.80 sq m/month

SOUTH BOHEMIAN REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
174,200 sq m	0 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 2032.
- The unemployment rate was 4.0% in June 2026.
- No new take-up was realized in Q2 2026.

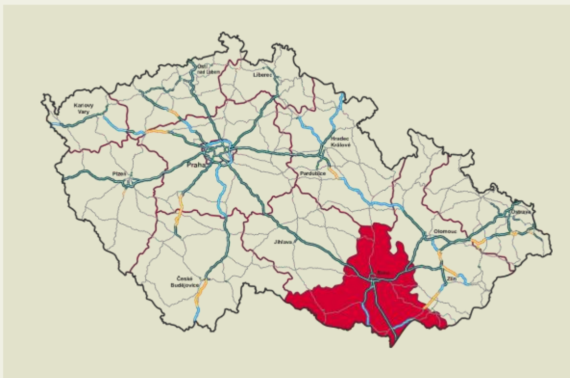


Current Rent
€5.30 –5.60 sq m/month

SOUTH MORAVIAN REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
1.55 m sq m	4,100 sq m	188,900 sq m	3.6%

- 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 5.2% in June 2026.
- In Q2 2026, gross take-up amounted to 20,700 sq m, out of which net take-up represented 98%.

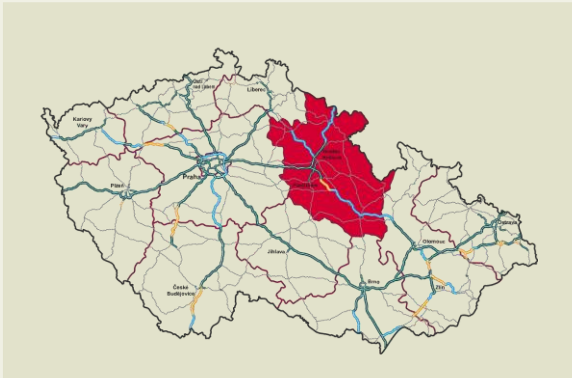


Current Rent
€5.20 –6.50 sq m/month

HRADEC KRÁLOVÉ AND PARDUBICE REGIONS

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
468,900 sq m	0 sq m	38,400 sq m	1.7%

- The Hradec Králové Region is connected to Prague by the unfinished D11 motorway, which upon completion in 2029 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 2031.
- In June 2026, the unemployment rate was 3.8% in the Pardubice Region and 3.9% in the Hradec Králové Region.
- In Q2 2026, gross take-up amounted to 20,000 sq m in a single new lease.



Current Rent
€5.65 – 6.50 sq m/month

KARLOVY VARY REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
769,400 sq m	0 sq m	113,600 sq m	3.5%

- 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 2031. Currently, the motorway is connected to Germany via road I/ 6.
- The majority of existing warehouse spaces are located around Cheb, close to the D6 motorway.
- The unemployment rate was 5.8% in June 2026.
- No new take-up was realized in Q2 2026.

Current Rent
€5.10 –5.60 sq m/month

LIBEREC REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
446,700 sq m	0 sq m	0 sq m	0.0%

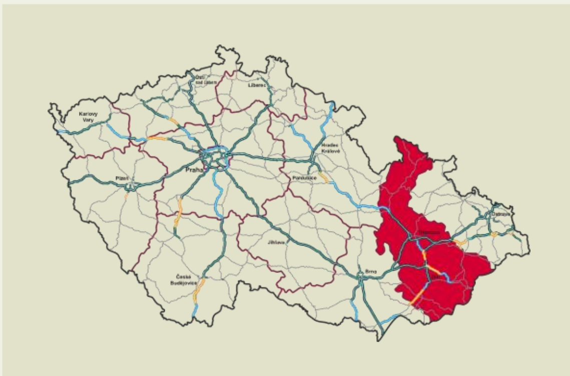
- The region is connected to Prague by the D10 motorway, which runs from Prague only as far as Turnov, where it ends and connects to the I/35 expressway, continuing to the regional city of Liberec. The region is also crossed by the European route E65 in the direction Prague – Harrachov – Poland, as well as other first-class roads that link the region to Germany in the north.
- The unemployment rate was 5.4% in June 2026.
- In Q2 2026, gross take-up amounted to 5,500 sq m in a single new lease.

Current Rent
€5.50 – 6.20 sq m/month

OLOMOUC AND ZLÍN REGIONS

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
722,600 sq m	3,500 sq m	115,300 sq m	4.3%

- The region is crossed by the completed 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 June 2026, the unemployment rate was 5.0% in the Olomouc Region and 4.0% in the Zlín Region.
- In Q2 2026, gross take-up amounted to 64,700 sq m out of which net take-up represented 33%.



Current Rent
€4.75 –5.90 sq m/month

MORAVIAN-SILESIAN REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
1.41 m sq m	2,300 sq m	186,400 sq m	11.4%

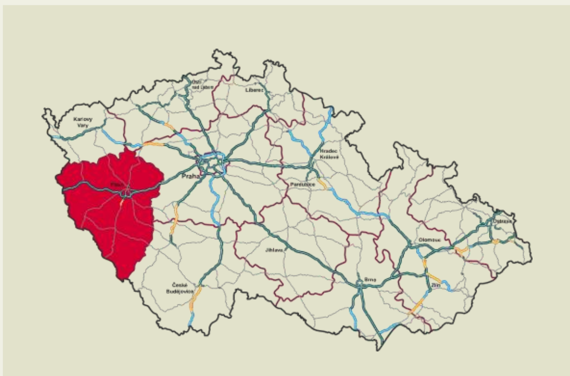
- The backbone of the road network is the D1 motorway, which connects the region with the entire country and seamlessly links to the Polish A1 motorway. The region is also crossed by the unfinished D48 motorway, which upon completion in 2028 will form part of the third high-capacity connection between the Czech Republic and Slovakia.
- The unemployment rate was 6.8% in June 2026.
- In Q2 2026, gross take-up amounted to 16,700 sq m, out of which net take-up represented 63%.

Current Rent
€4.90 – 6.00 sq m/month

PLZEŇ REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
1.89 m sq m	0 sq m	151,600 sq m	8.5%

- 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 4.0% in June 2026.
- In Q2 2026, gross take-up amounted to 75,900 sq m, out of which net take-up represented 46%.

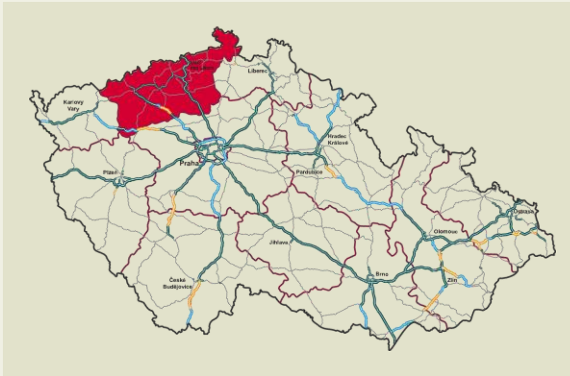


Current Rent
€4.80 –6.10 sq m/month

ÚSTÍ NAD LABEM REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
1.03 m sq m	0 sq m	228,000 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 2030. The Elbe River is an important waterway that connects inland Czechia with the North Sea.
- The unemployment rate was 7.2% in June 2026.
- In Q2 2026, gross take-up amounted to 34,600 sq m, represented by new leases only.



Current Rent
€5.20 – 5.85 **sq m/month**

VYSOČINA REGION

TOTAL STOCK	NEW SUPPLY Q2 2026	UNDER CONSTRUCTION	VACANCY RATE
324,700 sq m	0 sq m	36,000 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 3.9% in June 2026.
- No new take-up was realized in Q2 2026.

Current Rent
€5.60 – 6.20 **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.

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