RESEARCH

MARKET IN MINUTES

Small Business Units

Czech Republic – 06/2026

EXISTING STOCK

As of March 2026, the total stock of Small Business Units (SBUs) developed for lease in the Czech Republic amounted to 439,400 sq m, representing approximately 3% of the country's total Grade A industrial stock.

Over the past decade, the market has recorded average annual SBU deliveries of nearly 19,600 sq m.

Greater Prague remains the country's largest SBU submarket, accounting for more than 58% of the national SBU stock. South Moravia, driven primarily by the Brno market, represents the second-largest concentration of SBU space, with a 20% share, while the Pilsen region ranks third, comprising 14% of the country's total SBU inventory.

The market has also recorded a growing number of SBU developments offered for sale, reflecting rising owner-occupier demand.

DEMAND

Gross take-up within SBU schemes reached 57,600 sq m in 2025, followed by a further 15,400 sq m in Q1 2026. Net take-up totalled 38,900 sq m in 2025 and 12,000 sq m during Q1 2026.

For context, average annual gross take-up stood at 50,900 sq m between 2021 and 2025, while net take-up averaged 39,100 sq m per annum over the same period.

Demand remains partly constrained by the availability of suitable space, meaning leasing activity does not fully capture the market's underlying potential. In addition, some premises originally developed as SBUs have been leased to a single occupier as a larger consolidated unit. Furthermore, a number of tenants have expanded into adjacent units over time and now occupy in excess of 2,000 sq m within SBU schemes.

EXISTING STOCK

439,400

SQ M

VACANCY RATE

4.1

%

UNDER CONSTRUCTION

31,700

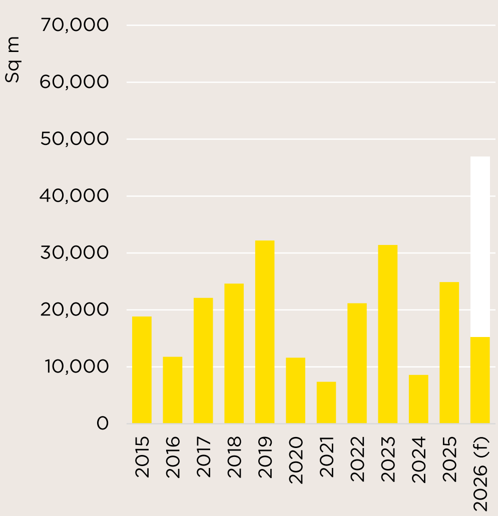
SQ M

NET TAKE-UP (2021-2025)

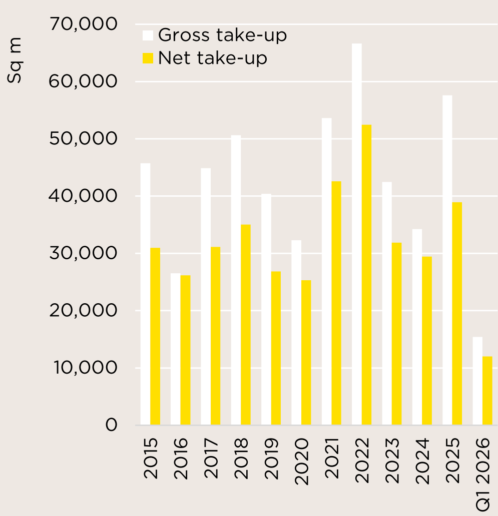
50,900

SQ M / YEAR

NEW SUPPLY



DEMAND



VACANCY

The nationwide vacancy rate stood at 4.1% in March 2026, equivalent to 18,100 sq m of immediately available SBU space.

Vacancy levels varied considerably across the country's largest SBU submarkets. Available space was recorded only in the four largest regional markets, while all other regions reported zero vacancy. Notably, five of the Czech Republic's 14 regions currently have no existing rentable SBU schemes.

As expected, the largest volume of vacant space was concentrated in Greater Prague. This was mainly the result of newly completed developments and several existing units returning to the market. However, given the strong level of demand, these spaces are expected to be absorbed in the near term.

PIPELINE

As of March 2026, a total of 31,700 sq m of new SBU space was under construction or had already been completed to a shell&core finish. Nearly half of this pipeline (46%) is concentrated in the Greater Prague submarket.

Assuming all under-construction projects are delivered by year-end as planned, total new SBU completions in 2026 are expected to reach 46,900 sq m, making it the second-strongest year for new supply in the history of the Czech SBU market.

Beyond the space currently under construction, a further 410,000 sq m of SBU developments is planned across the country, highlighting the sector's significant long-term growth potential.

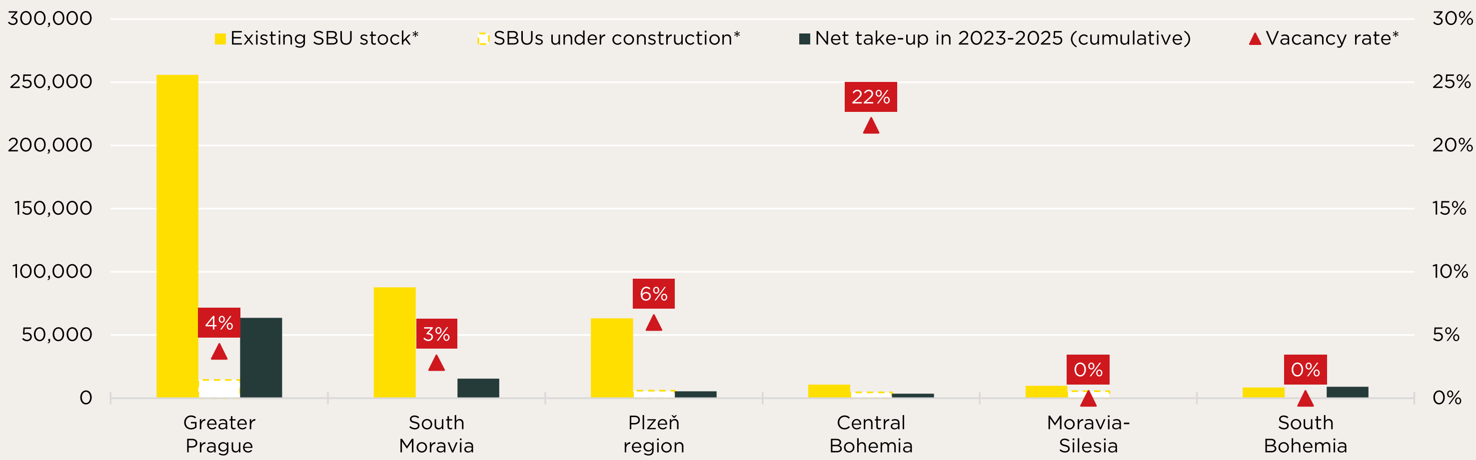
RENT LEVELS

Headline rents for SBU warehouse space are relatively wide, ranging from €8.50 to €12.25 per sq m per month. Rents for ancillary office and sanitary areas typically range between €12.00 and €14.50 per sq m per month.

The highest rental rates are typically found in newly developed schemes located in Prague's inner city, while SBU warehouse rents in regional markets generally range between €7.50 and €9.50 per sq m per month.

Monthly service charges, including real estate tax and building insurance, start at €1.00 per sq m.

MAJOR SUBMARKETS



*) as of March 2026

DEFINITION: For the purposes of this publication, Small Business Units (SBUs) are defined as Grade A industrial properties designed and configured for occupation by multiple small tenants, with individual units not exceeding 1,000 sq m GLA. Assets originally developed and marketed as SBU schemes are included regardless of their current occupancy structure, including properties leased predominantly or entirely to a single tenant. SBU properties typically feature drive-in access, clear internal height of 6–11 m, and often incorporate office or showroom space. Larger industrial buildings designed for single or large-scale occupiers are excluded from both stock and take-up statistics, even if a small portion of the building is subdivided into unit(s) smaller than 1,000 sq m.

Source: Savills Research

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Savills Research

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