

## Office space

€ 757 060 | CZK 18 900 000

Prague 9, Vysočany, Novovysočanská



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Available area	300 m <sup>2</sup>
Tenant consumption	—
Parking	5 parking spaces
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	102855

This renovated multifunctional non-residential space with a total area of 300 sq. m., with an industrial feel, a roof terrace, and the possibility of parking up to 5 cars is located in Prague 9 near Vysočanského Square. It offers a wide range of uses: offices, studio, production, business premises, or showroom.

The offered property consist of a main **space** located on the ground floor (225 sq. m.), a **cellar** (approx. 40 sq. m.), and a **roof studio** (35 sq. m.) with a **terrace** with soothing views of the **greenery**. Both the cellar and the studio can be connected to the main space.

The area was **completely renovated** in 2010. There are toilets, showers, a kitchen, underfloor heating, and radiators, as well as new windows and doors. A small **freight elevator** leads from the basement. Heating is provided by a new gas boiler. The property is accessible from a city-owned plot, which has been **leased on a long-term basis**, including approx. **5 parking spaces and adjacent greenery**.

The place is **easily accessible**—it is located on the main Vysočanská Street, a few steps from a bus stop. The **Českomoravská metro station** is a 5-minute drive away, and there are also tram stops and railway stations nearby. The district has a full infrastructure; there are also restaurants and numerous sports fields.

Total area approx. 300 m<sup>2</sup> (the exact area of the cellar is not available).





