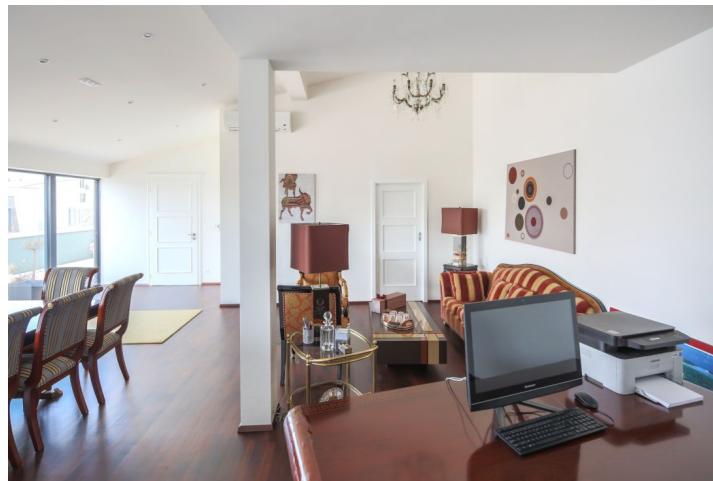




654 m<sup>2</sup>, Benešov, Husova



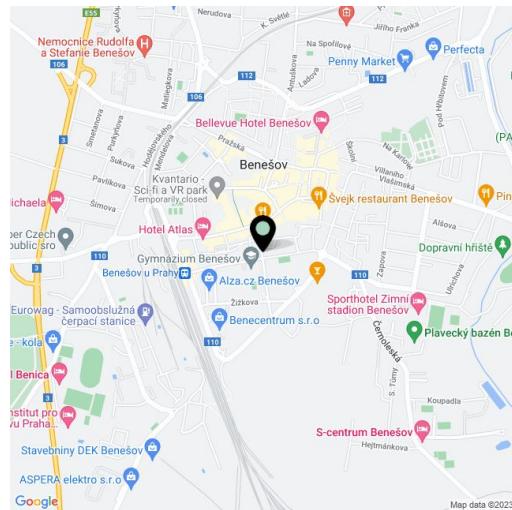


## Office building

654 m<sup>2</sup>, Benešov, Husova

Sold

<b>Total net leasable area of the building</b>	654 m <sup>2</sup>
<b>Terrace</b>	36 m <sup>2</sup>
<b>Cellar</b>	-
<b>Total gross floor area of the building</b>	690 m <sup>2</sup>
<b>Foot print</b>	141 m <sup>2</sup>
<b>Plot</b>	141 m <sup>2</sup>
<b>Parking</b>	-
<b>PENB</b>	C
<b>Reference number</b>	30511



**Modern, multifunctional, five-story building with commercial space on the ground floor. Newly built in 2015, it can be used as office space or company headquarters, and the ground floor can be adapted as a shop, café or restaurant.**

Office space in a modern office building in the center of Benešov. The building has a skeletal structure, and is complemented by spacious windows that bring in enough daylight and provide beautiful views of the city. The interiors feature high-quality materials, a Schindler elevator, glazed walls between the offices and the meeting rooms, **windows with external blinds**, and an **upper terrace that can be shaded by an awning**. The whole building is **air-conditioned, heating is provided by a gas boiler**. Energy performance class C.

On the ground floor, there is a multipurpose space overlooking the street, which can be used as a shop, café, or restaurant with a floor area of 45 sq. m. and is connected to the office space. The 1st to the 4th floor offer office space complete with a small 10 sq. m. meeting room (on the 2nd floor).

On the 4th floor, there is **an elegant one-room office** (53 sq. m.) with a terrace (36 sq. m.), high-quality **wooden flooring**, a bathroom, and a small kitchen. The room can also be used as a meeting room.

The building is situated in a pleasant location with all urban amenities close-by, and **a parking space can be rented** 100 meters away. The train station and bus stop are in close proximity (350 and 200 meters away).

Net floor area 618 m<sup>2</sup>, built-up area 141 m<sup>2</sup>, terrace 36 m<sup>2</sup>.

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.