



Retail space

Prague 9, Vysočany, Kolbenova

€ 16.43 / m² | CZK 400 / m²



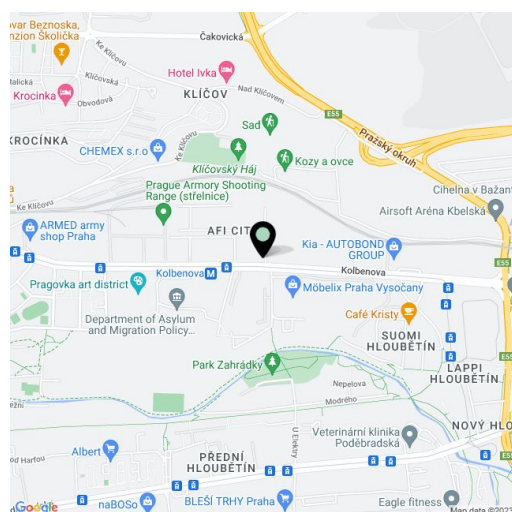


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Service price	130 CZK monthly per m ²
Available area	2 080 m ²
Min. area	200 m ²
Parking	CZK 2 000 - 2 500 / pp / month
PENB	B
Reference number	33117



Retail spaces for lease on the lower ground floor of the former Praga factory complex, located in the historic industrial district of Prague 9 – Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

Features and Services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

Phase 1 has already been completed. Phase 2 (the southern wing) is scheduled for completion in Q2 2027.

Rental and service charges are listed without VAT. Lessee pays no commission.



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LOWER GROUND FLOOR



0.100	850 m2
0.150	195 m2
0.200	315 m2
0.250	136 m2 Small storages
0.300	103 m2
0.350	103 m2
0.400	193 m2
0.405	124 m2
0.410	123 m2
0.500	350m2 / Retail
0.510	350 m2
0.550	172 m2
0.600	240 m2
0.650	265 m2
0.700	355 m2
0.800a	725m2
0.800b	300 m2
0.800c	225 m2
0.800d	200 m2
0.800e	275 m2