



## Office space

Brno, Zábrdovice, Příkop

€ 166 700 | CZK 4 200 000





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|                         |                   |
|-------------------------|-------------------|
| Available area          | 61 m <sup>2</sup> |
| Tenant consumption      | —                 |
| Parking                 | -                 |
| Parking service charges | —                 |
| Parking ratio           | —                 |
| Certification           | —                 |
| PENB                    | D                 |
| Reference number        | 102314            |

This non-residential unit with a total area of 61 sq. m. on the 1st floor of the prestigious IBC business center near the center of Brno offers a quiet environment for work and meeting clients. The commercial premises are currently used as an office and approved as "other non-residential space."

The property consists of **two spacious rooms**, the first with a size of 28 sq. m. is walk-through and followed by a second room with an area of 33 sq. m. The two rooms can easily be connected into one; they are separated only by a plasterboard partition, allowing flexibility of use. Toilets are available upstairs.

The interior arrangement of the space includes a practical **corner kitchen** and a load-bearing carpet. Large windows let in plenty of natural light and offer pleasant **views of the quiet courtyard**. If necessary, the windows can be shaded to ensure an optimal working atmosphere. The glass wall facing the passage is made opaque by a translucent film, which can be removed if necessary.

**All necessary equipment and services** are provided within the building where the property is located. In the immediate vicinity is a post office, several restaurants, a cafe, and various shops. **A generously sized parking** lot is available for visitors, and it is **possible to arrange the rental** of a reserved parking space. Thanks to its convenient location near the center of Brno, all services are available nearby.

Total area 61 m<sup>2</sup>.

