# svoboda@williams



## Office space

€ 758 731 I CZK 18 900 000

Prague 9, Vysočany, Novovysočanská















Parking ratio

Reference number

**PENB** 

### Office space

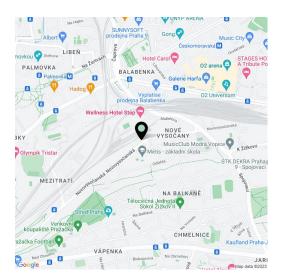
Prague 9, Vysočany, Novovysočanská

Available area	300 m <sup>2</sup>
Tenant	_
consumption	
Parking	5 parking spaces
Parking service charges	_

Certification		_

G

102855



#### € 758 731 I CZK 18 900 000

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 <u>a terrace</u> 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.

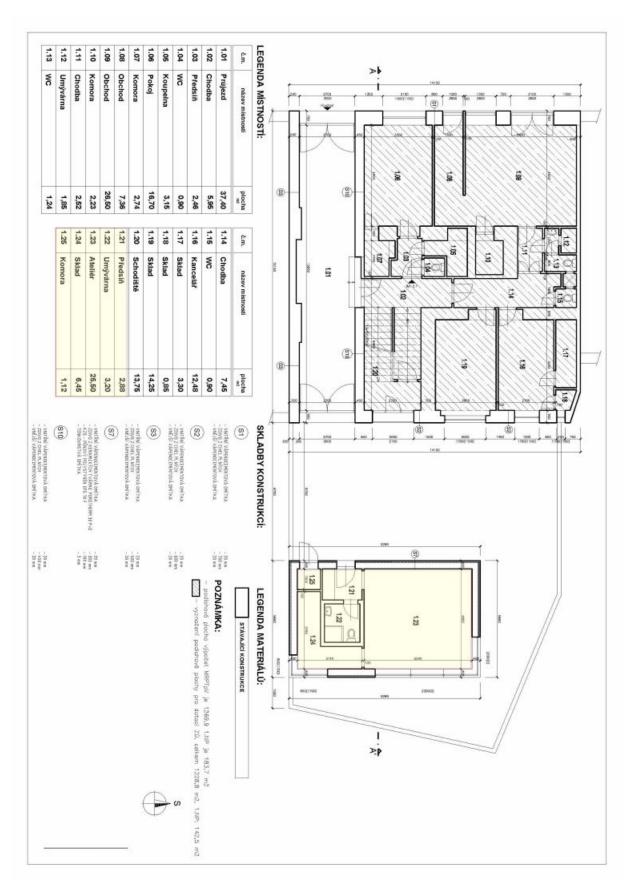
Total area approx. 300 m<sup>2</sup> (the exact area of the cellar is not available).



### Office space

### € 758 731 I CZK 18 900 000

Prague 9, Vysočany, Novovysočanská





# Office space

### € 758 731 I CZK 18 900 000

Prague 9, Vysočany, Novovysočanská

