



## Industrial space

€ 756 757 | CZK 18 900 000

300 m<sup>2</sup>, Prague 9, Vysočany, Novovysočanská





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|                  |                    |
|------------------|--------------------|
| Total area       | 300 m <sup>2</sup> |
| PENB             | G                  |
| Reference number | 103049             |

**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).





