



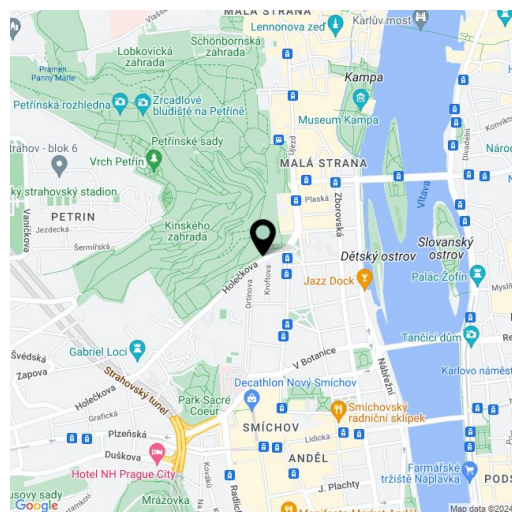


## Office space

Prague 5, Smíchov, Holečkova

€ 1 108 462 | CZK 27 900 000

Available area	678 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	104416



This atypical, originally industrial building with a usable area of almost 700 m<sup>2</sup>, used for 20 years as a renowned gallery, is located in the wider center of the city, in Prague 5 – Smíchov, just a few minutes' walk from the Nový Smíchov shopping center. After modification, the space will be suitable, for example, as a prestigious company headquarters, a showroom, or residential housing.

### Key investment criteria

- floor area of the building: 678 m<sup>2</sup>
- outdoor spaces: 137 m<sup>2</sup>
- possibility of parking 2-3 cars
- potential possibility of buying the garden (405 m<sup>2</sup>) adjacent to the property
- exceptional gallery spaces
- not under monument protection
- absolutely variable use
- excellent location
- sale of the property (asset deal)

### Property description

- house from the beginning of the 20th century
- last reconstruction in 2003
- basement: 207.83 m<sup>2</sup>
- ground floor: 357.25 m<sup>2</sup>
- 1st floor: 113.27 m<sup>2</sup>
- ceiling height 2.5 to 4 m
- gallery spaces, offices, service and storage spaces
- subject of the sale is a building in an inner courtyard with an entrance through an apartment building (an easement for walking and driving obtained)

### Location

- excellently accessible by car, public transport, and on foot
- public transport stop nearby (tram, bus, metro station within walking distance)
- within reach of the Smíchov Anděl pedestrian zone and the brand new Smíchov City district
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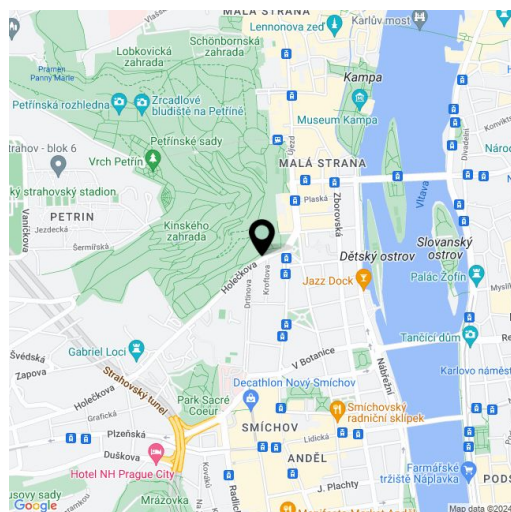
**Office space**

Prague 5, Smíchov, Holečkova

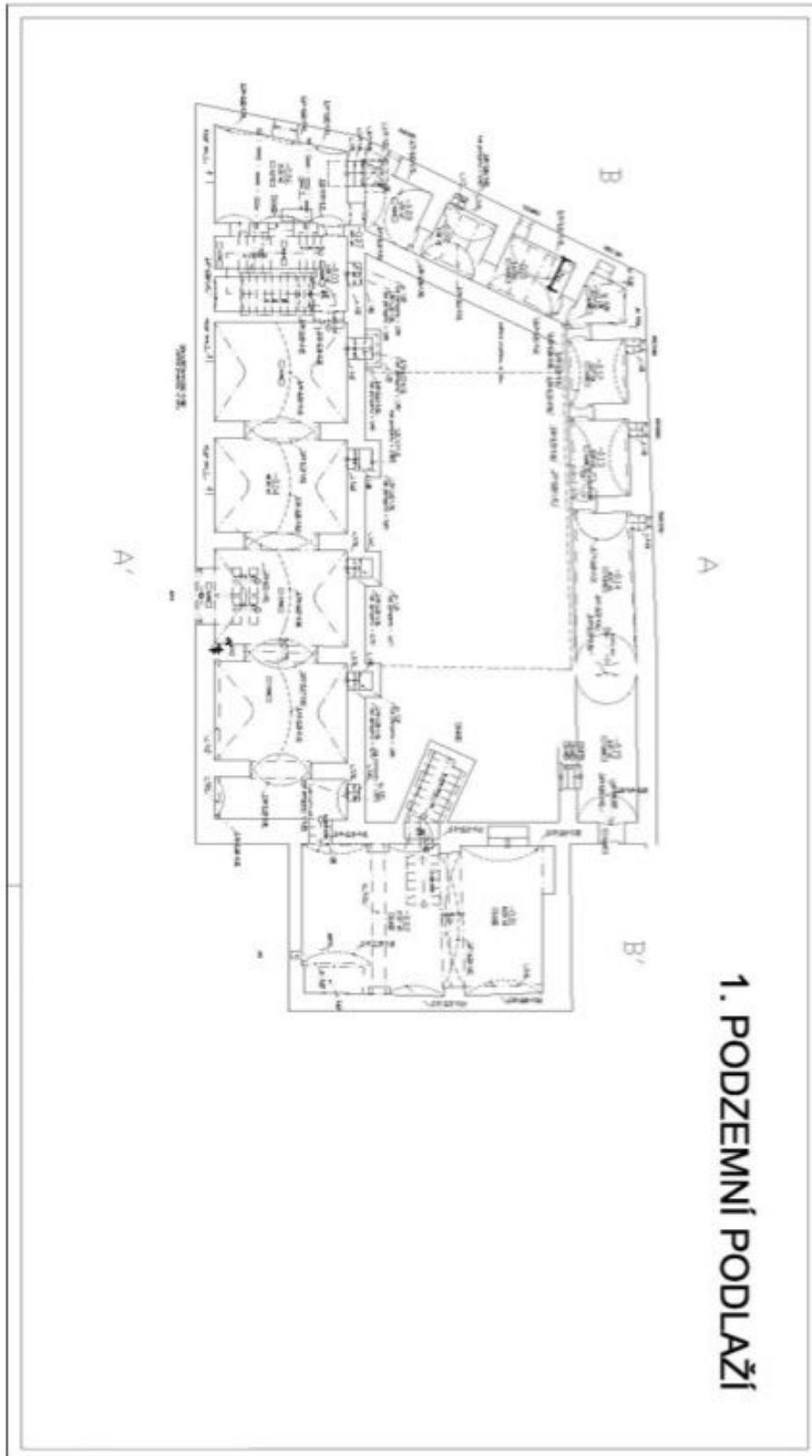
**€ 1 108 462 | CZK 27 900 000**

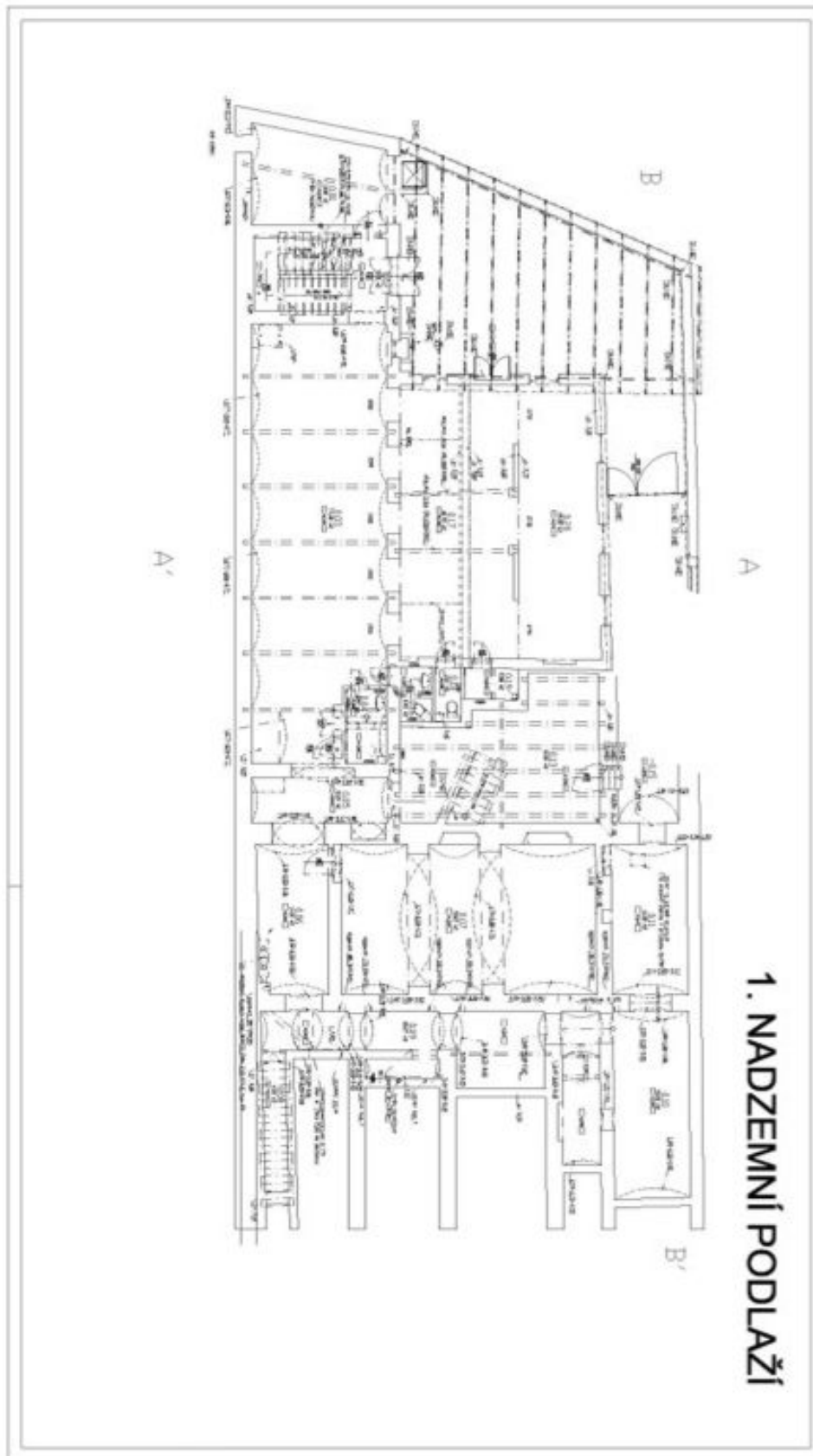
<b>Available area</b>	678 m <sup>2</sup>
<b>Tenant consumption</b>	—
<b>Parking</b>	-
<b>Parking service charges</b>	—
<b>Parking ratio</b>	—
<b>Certification</b>	—
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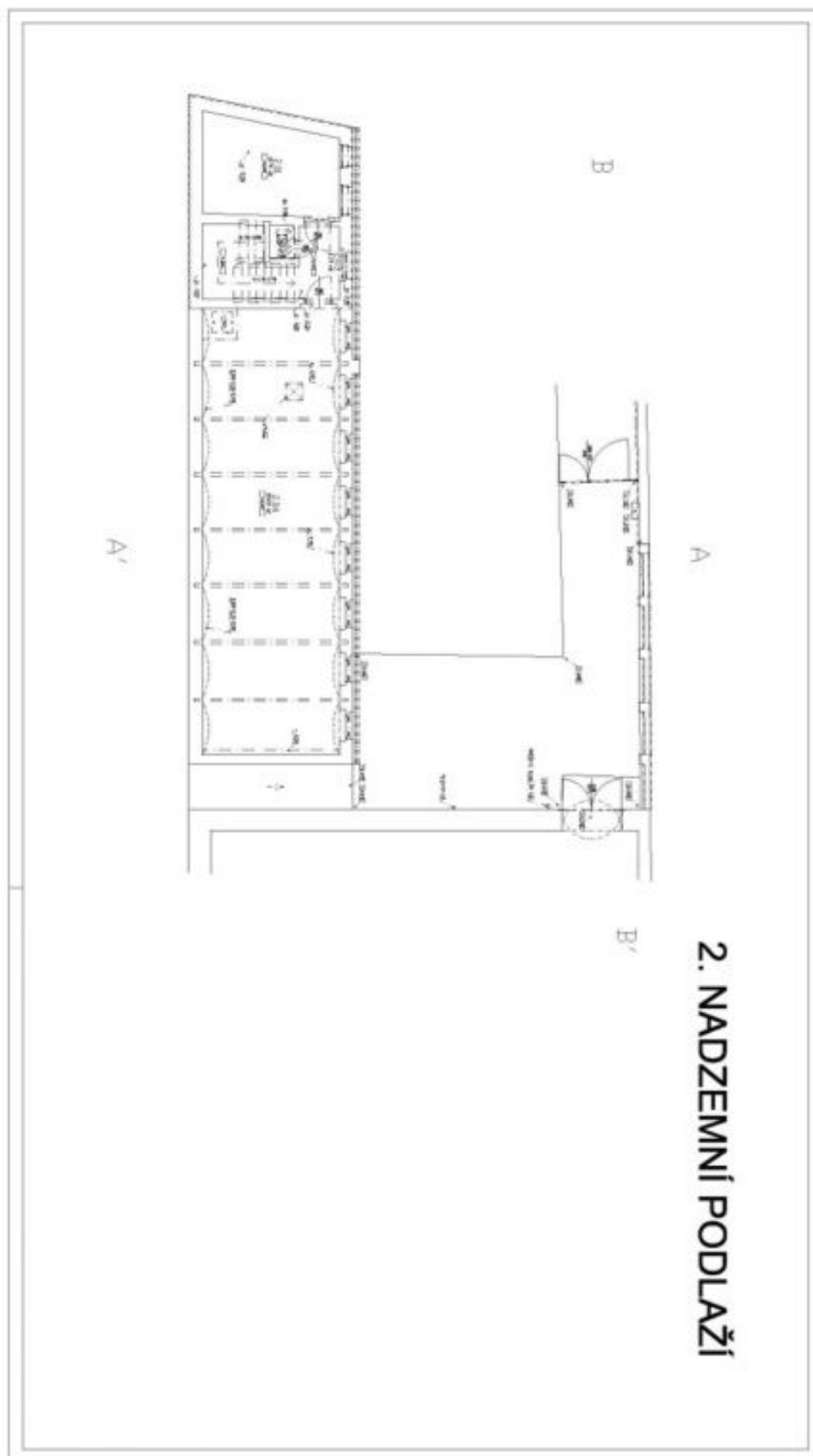
there are several parks in the vicinity: Kinských Garden, Sacré Coeur, Bertramka













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