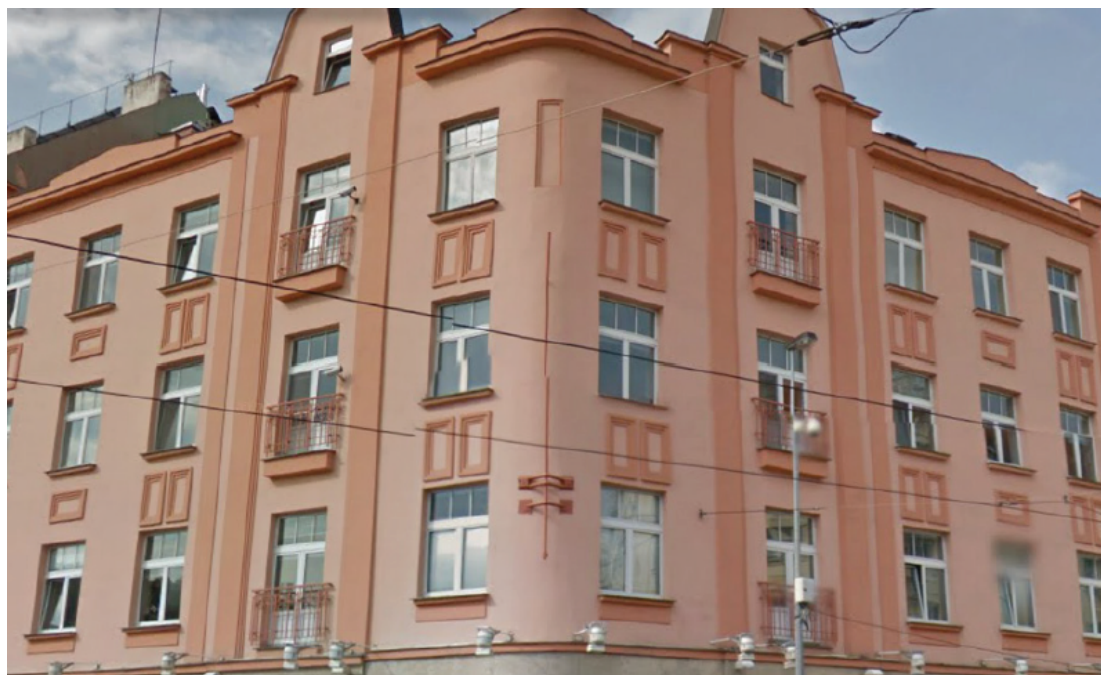




## Office space

Prague 9, Vysočany, Sokolovská

**Ask for price**





Office space

Prague 9, Vysočany, Sokolovská

Ask for price

Available area	1 885 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	17195

A leading global packaged goods company is seeking an investor or owner occupier to buy their building. Wrigley is moving and is seeking a buyer for their building in Prague 8. A very well maintained and appointed building with great on-site amenities for employees.

The 5 storey building was built at the beginning of the 20th century and was reconstructed in the year 1995. Perimeter walls, the staircase and bearing walls were left, the rest of the building is completely new. All internal doors, floors and ceilings are new, metal structure, mineral tiles with suspended ceilings. All M&E equipment has been changed in recent years. New functional cooling and heating, ample fluorescent lighting including new fixtures in all restrooms are in excellent standard. There exists a well equipped gym with lockers and showers in the basement. A nice coffee area in the basement with direct access to a well designed and green courtyard area provides for ideal on-site facilities for employees.

Key Investment Considerations:

- Asset deal
- Complete renovation by Skanska 1996
- Ideal layouts for SME's
- Modern on-site amenities; reception, gym, courtyard, cafeteria
- Professionaly maintained by owner occupier
- Floor plates of 330 m<sup>2</sup> can be divided in half
- Excellent retail space and visibility to Sokolovska
- Metro adjacent Vysocany

