



## Retail space

Prague 9, Vysočany, Kolbenova

€ 12.83 / m<sup>2</sup> | CZK 320 / m<sup>2</sup>



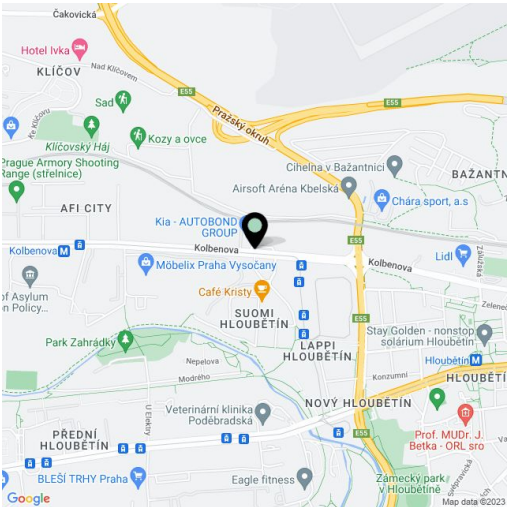


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Service price	116 CZK monthly per m²
Available area	3 119 m²
Min. area	72 m²
Parking	CZK 1 500 - 2 300 / pp / month
PENB	B
Reference number	32634



This former factory hall for a world-famous company offers fully refurbished retail space for lease on the ground floor in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

Features and Services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

Completion Phase 1 in Q3 2025. Completion Phase 2 in Q4 2025.

Rental and service charges are listed without VAT. Lessee pays no commission.

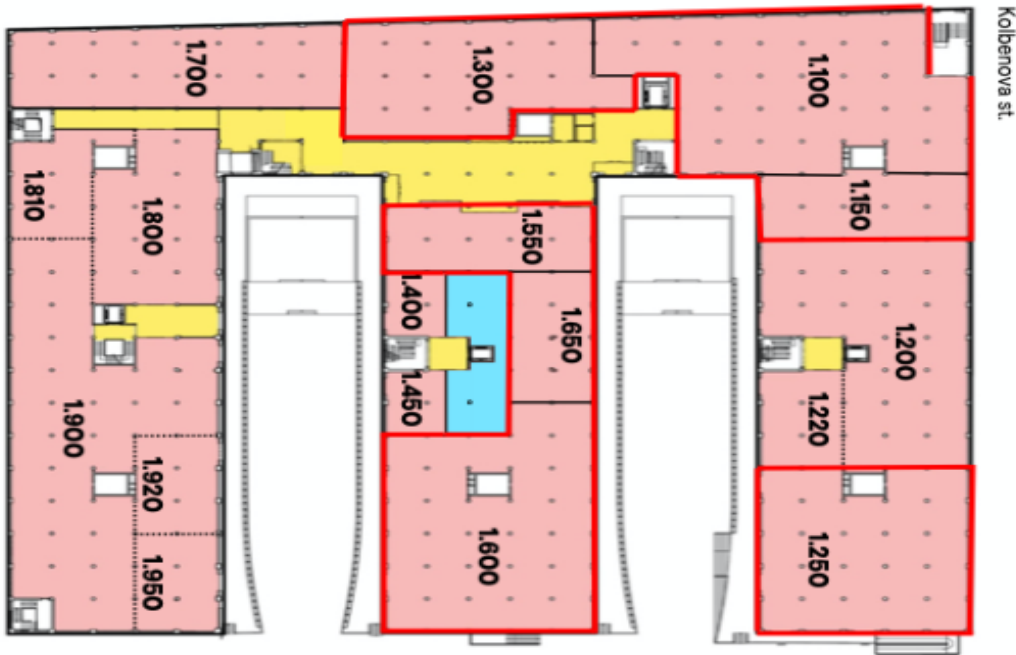




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GROUND FLOOR



1100	835 m²
1150	247 m²
1200	652 m²
1220	144 m²
1250	586 m²
1300	558 m²
1400	72 m²
1450	72 m²
1550	308 m²
1600	763 m²
1650	194 m²
1700	480 m²
1800	362 m²
1810	164 m²
1900	883 m²
1920	145 m²
1950	145 m²