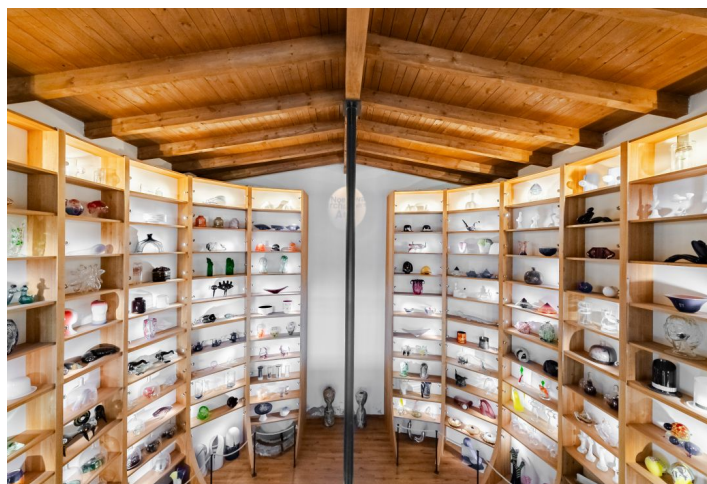




## Industrial space

2 000 m<sup>2</sup>, Benešov, Sázava, Na Kácku

€ 3 929 351 | CZK 99 000 000





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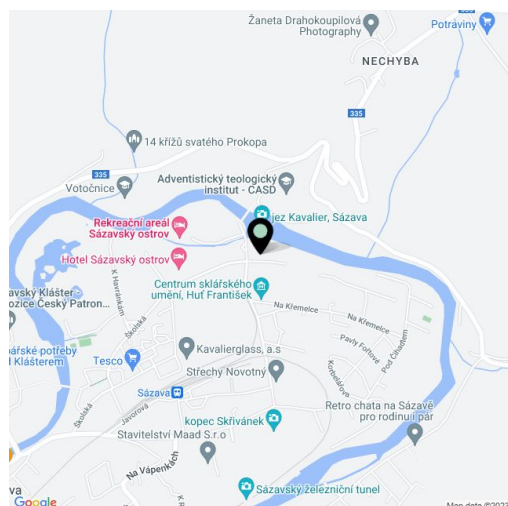
Total area	2 000 m <sup>2</sup>
Plot	5 933 m <sup>2</sup>
PENB	G
Reference number	102308

**Interesting investment offer of a functional glass factory with complete technology and a unique collection of modern glass art. This completely renovated and heritage-protected set of buildings with a history dating back to 1882 is located in the heart of the picturesque town of Sázava. The spaces offer a wide range of uses, in addition to the continuation of the glassmaking tradition, various related concepts can be considered, such as art workshops or cultural events.**

The authentic interior of the main two-story building consists of a **production space** (model room, sanding room, smelter, sandblasting box, etc.), exhibition halls, studios, a **winter garden**, offices, a depository, a boiler room, and facilities for employees and visitors. The smelter was **built in 1882**, the neighboring building in **1904**. It is the **oldest surviving Sázava smelter** of the famous **Kavalír glass family**. The entire building has undergone an **expensive and meticulous reconstruction** under the supervision of heritage preservation experts. The offer also includes one of the **world's largest collections of glass** created at the annual International Glass Symposium in Nové Bor.

The building is located a few hundred meters from the well-known **Sázava Monastery**, on the other bank of the river. Numerous tourists visit the region not only to see the historical monuments, but also the surrounding natural scenery. For potential investors, the property thus provides an excellent opportunity for the development of tourist services, accommodation, and other activities. The **short distance from Prague** is an advantage—it's about 50 km mainly on the D1 highway.

Usable area approx. 2,000 m<sup>2</sup>, plot 5,933 m<sup>2</sup>.







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