



Office space

Brno, Zábrdovice, Příkop

€ 178 066 | CZK 4 400 000





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Available area	61 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
Reference number	102314

This non-residential unit with a total area of 61 sq. m. on the 1st floor of the prestigious IBC business center near the center of Brno offers a quiet environment for work and meeting clients. The commercial premises are currently used as an office and approved as "other non-residential space."

The property consists of **two spacious rooms**, the first with a size of 28 sq. m. is walk-through and followed by a second room with an area of 33 sq. m. The two rooms can easily be connected into one; they are separated only by a plasterboard partition, allowing flexibility of use. Toilets are available upstairs.

The interior arrangement of the space includes a practical **corner kitchen** and a load-bearing carpet. Large windows let in plenty of natural light and offer pleasant **views of the quiet courtyard**. If necessary, the windows can be shaded to ensure an optimal working atmosphere. The glass wall facing the passage is made opaque by a translucent film, which can be removed if necessary.

All necessary equipment and services are provided within the building where the property is located. In the immediate vicinity is a post office, several restaurants, a cafe, and various shops. **A generously sized parking** lot is available for visitors, and it is **possible to arrange the rental** of a reserved parking space. Thanks to its convenient location near the center of Brno, all services are available nearby.

Total area 61 m².

