





Office space

Prague 9, Vysočany, Novovysočanská

€ 785 558 | CZK 19 800 000

Available area	300 m ²
Tenant consumption	—
Parking	5 parking spaces
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	102855

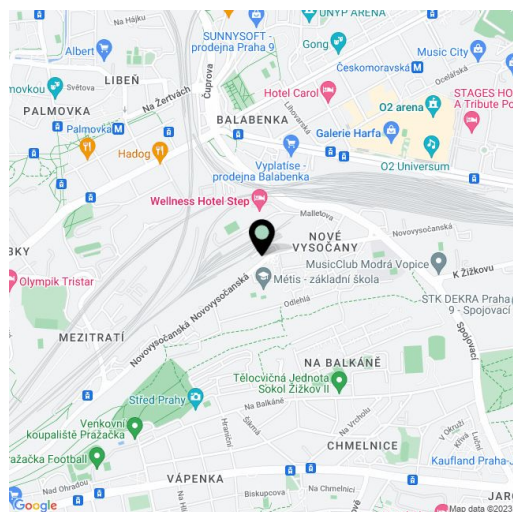
This renovated multifunctional non-residential space with a total area of 300 sq. m., with an industrial feel, a roof terrace, and the possibility of parking up to 5 cars is located in Prague 9 near Vysočanského Square. It offers a wide range of uses: offices, studio, production, business premises, or showroom.

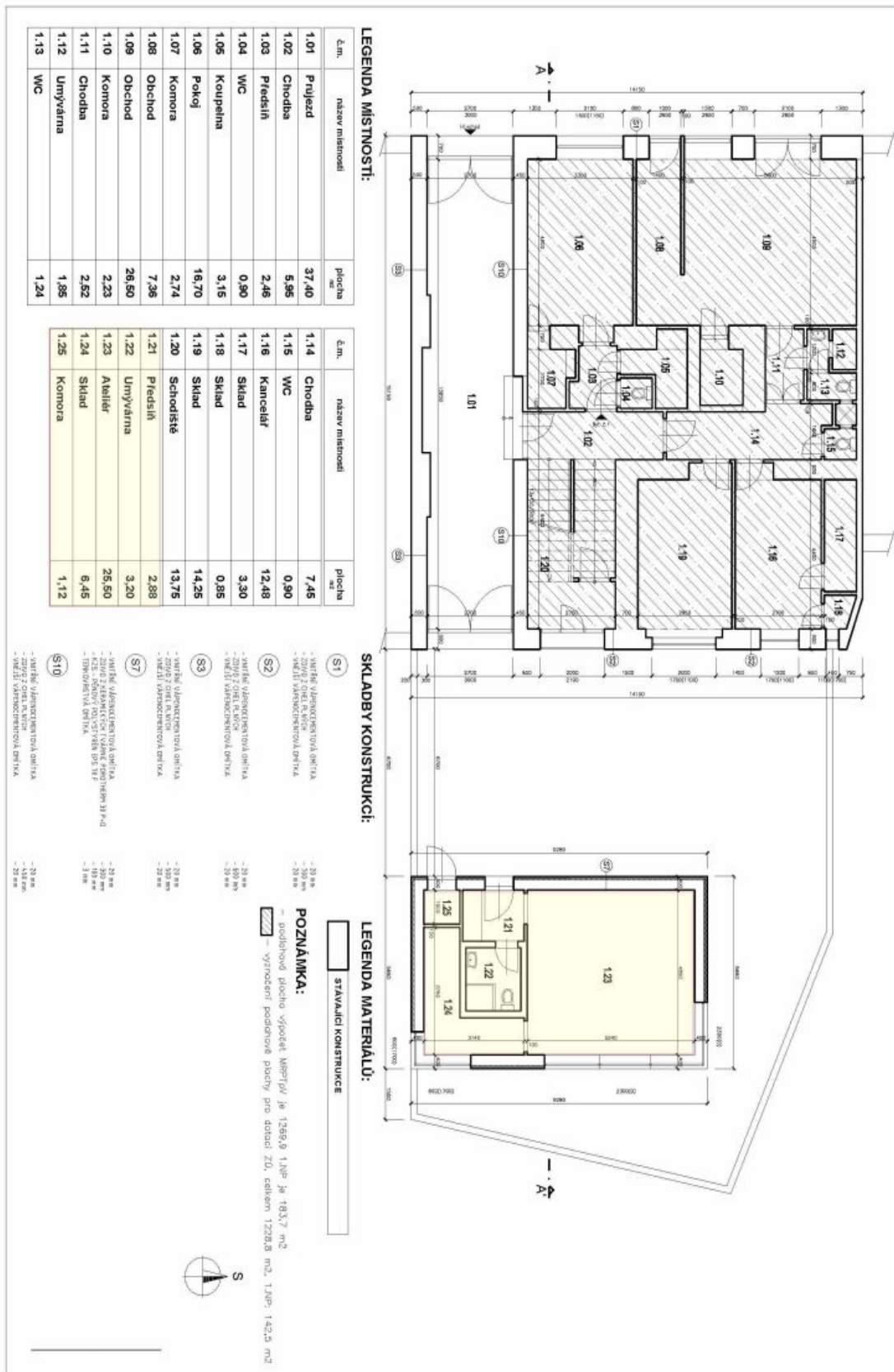
The offered property consist of a main **space** located on the ground floor (225 sq. m.), a **cellar** (approx. 40 sq. m.), and a **roof studio** (35 sq. m.) with a **terrace** with soothing views of the **greenery**. Both the cellar and the studio can be connected to the main space.

The area was **completely renovated** in 2010. There are toilets, showers, a kitchen, underfloor heating, and radiators, as well as new windows and doors. A small **freight elevator** leads from the basement. Heating is provided by a new gas boiler. The property is accessible from a city-owned plot, which has been **leased on a long-term basis**, including approx. **5 parking spaces and adjacent greenery**.

The place is **easily accessible**—it is located on the main Vysočanská Street, a few steps from a bus stop. The **Českomoravská metro station** is a 5-minute drive away, and there are also tram stops and railway stations nearby. The district has a full infrastructure; there are also restaurants and numerous sports fields.

Total area approx. 300 m² (the exact area of the cellar is not available).





LEGENDA MÍSTNOSTI:

č.m.	název místnosti	plocha m ²
1.01	Projekt	37,40
1.02	Chodba	5,95
1.03	Předstíh	2,46
1.04	WC	0,90
1.05	Koupelna	3,15
1.06	Pokoř	16,70
1.07	Komora	2,74
1.08	Obchod	7,36
1.09	Obchod	26,50
1.10	Komora	2,23
1.11	Chodba	2,52
1.12	Umývárna	1,85
1.13	WC	1,24

SKLADBY KONSTRUKCI:

- (S1) - NÁRBE VÁŽNOSTRNOVÁ OBTIKA
- ZVÍŘENÉ R.VIŠK
- VĚŠTÍ VÁŽNOSTRNOVÁ OBTIKA
-30 mm
-30 mm
-30 mm
- (S2) - NÁRBE VÁŽNOSTRNOVÁ OBTIKA
- ZVÍŘENÉ R.VIŠK
- VĚŠTÍ VÁŽNOSTRNOVÁ OBTIKA
-30 mm
-30 mm
-30 mm
- (S3) - NÁRBE VÁŽNOSTRNOVÁ OBTIKA
- ZVÍŘENÉ R.VIŠK
- VĚŠTÍ VÁŽNOSTRNOVÁ OBTIKA
-30 mm
-30 mm
-30 mm
- (S7) - NÁRBE VÁŽNOSTRNOVÁ OBTIKA
- ZVÍŘENÉ R.VIŠK
- VĚŠTÍ VÁŽNOSTRNOVÁ OBTIKA
-30 mm
-30 mm
-30 mm
- (S10) - NÁRBE VÁŽNOSTRNOVÁ OBTIKA
- ZVÍŘENÉ R.VIŠK
- VĚŠTÍ VÁŽNOSTRNOVÁ OBTIKA
-30 mm
-30 mm
-30 mm

LEGENDA MATERIÁLŮ:

- [] STAVAJÍCÍ KONSTRUKCE

POZNÁMKA:

- oddělové plochy výšoket MPP101 je 1268,9 1,0P je 183,7 m²
 - výšoket podlahové plochy pro dataci ZD, celkem 1228,8 m², 1,0P- 142,3 m²



