svoboda@williams



Office space

€ 753 438 I CZK 18 900 000

Prague 9, Vysočany, Novovysočanská















Certification

Reference number

PENB

Office space

Prague 9, Vysočany, Novovysočanská

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102855

Available area	300 m²
Tenant	_
consumption	
Parking	5 parking spaces
Parking service charges	_
Parking ratio	_

Na Hájku	▼ UNYP AKENA
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Albert	prodejna Praha 9 Gong Music City
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novkou Světova LIBEŇ	Ceskomoravská M Oceskárka STAGES HO
PALMOVKA + Na Zertva	O2 arena A Tribute Po
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5/DIT	Vyplatíse O2 Universum prodejna Balabenka
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Wellne	Malleto _{Va}
1	NOVÉ Novovysočanská
зку	VYSOČANY
	MusicClub Modrá Vopice V K Žižkovu
Olympik Tristar	Métis - základní škola
	odenia odlenia STK DEKRA Praha
	Nordo 9 - Spojovací
MEZITRATÍ "sočané	MusicClub Modra Vopice X Zikovu Music zakladní škola STK DEKRA Praha 9 - Spojovací NA BALKÁNÉ
DADADA	NA BALKÁNĚ
	Tělocvičná Jednota
Ctrod Drob	Sokol Žižkov II V
Stred Prah	Na Balkáně Mu
Venkovni	No Bolkane

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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 <u>a terrace</u> 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.

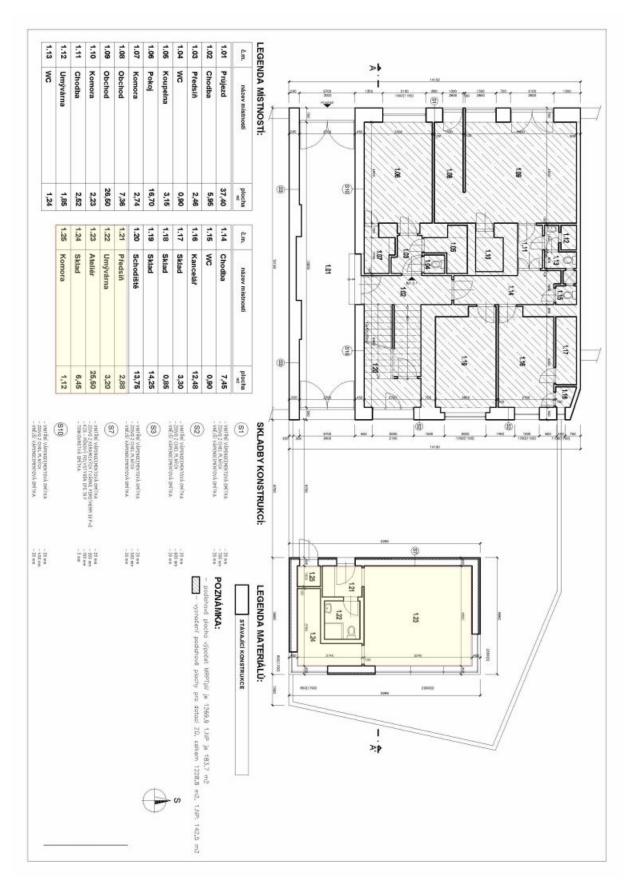
Total area approx. 300 m² (the exact area of the cellar is not available).



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