



## Industrial space

€ 781 682 | CZK 19 800 000

300 m<sup>2</sup>, Praha 9, Vysočany, Novovysočanská





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Total area	300 m <sup>2</sup>
PENB	G
Reference number	103049

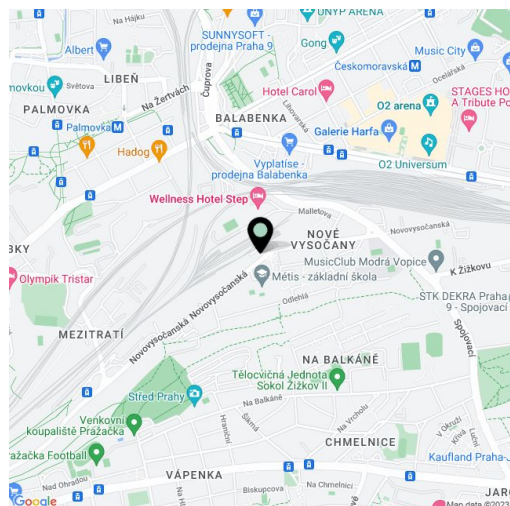
This renovated multifunctional non-residential space with a total area of 300 sq. m., with an industrial feel, a roof terrace, and the possibility of parking up to 5 cars is located in Prague 9 near Vysočanského Square. It offers a wide range of uses: offices, studio, production, business premises, or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

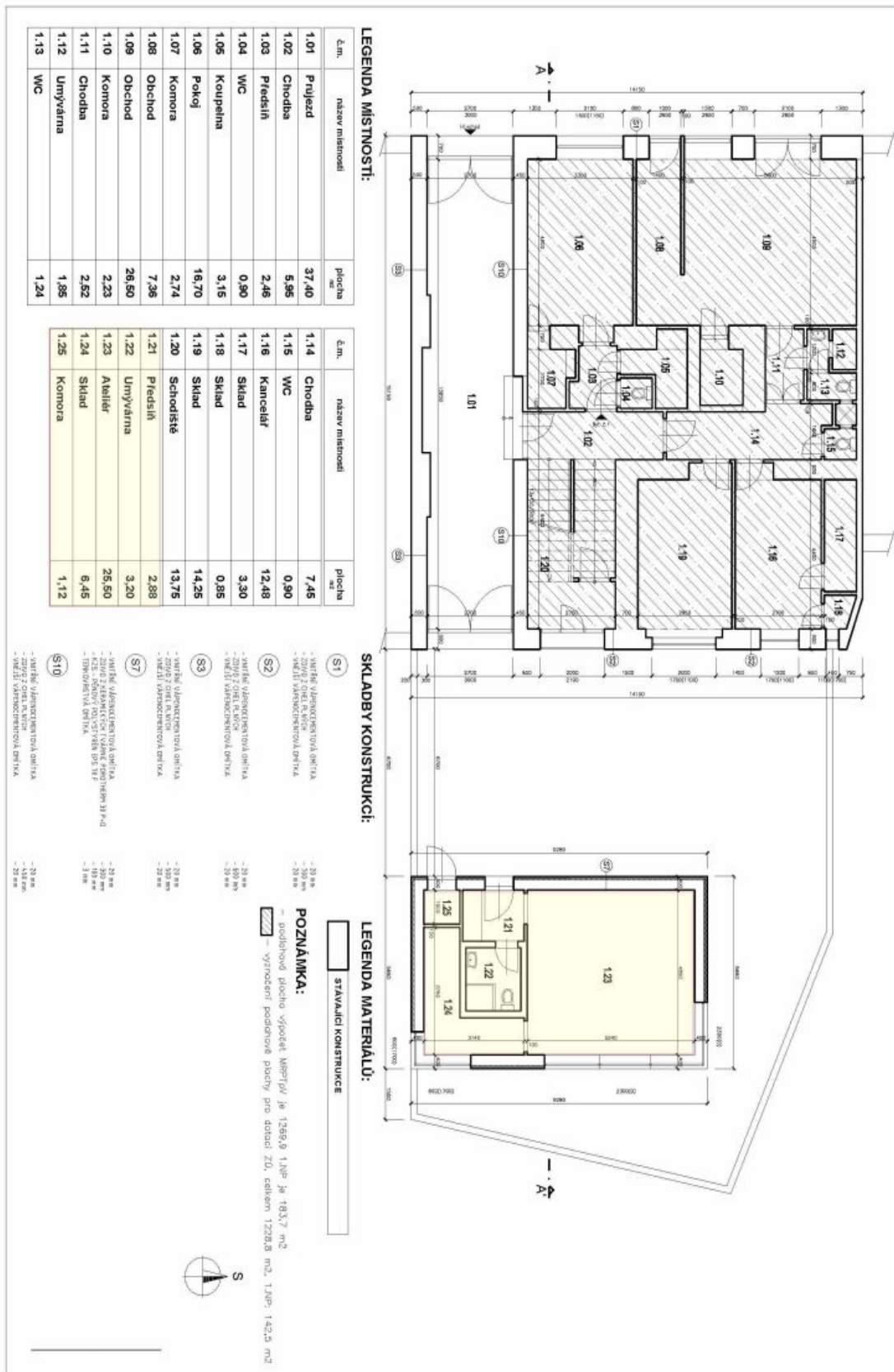
The offered property consist of a **main space** located on the ground floor (225 sq. m.), a **cellar** (approx. 40 sq. m.), and a **roof studio** (35 sq. m.) with a **terrace** with soothing views of the greenery. Both the cellar and the studio can be connected to the main space.

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 m<sup>2</sup> (the exact area of the cellar is not available).





LEGENDA MÍSTNOSTI:

č.m.	název místnosti	plocha m <sup>2</sup>
1.01	Projekt	37,40
1.02	Chodba	5,95
1.03	Předstih	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

č.m.	název místnosti	plocha m <sup>2</sup>
1.14	Chodba	7,45
1.15	WC	0,90
1.16	Kancelář	12,48
1.17	Sklad	3,30
1.18	Sklad	0,85
1.19	Sklad	14,25
1.20	Schodiště	13,75
1.21	Předstih	2,88
1.22	Umývárna	3,20
1.23	Atelier	25,50
1.24	Sklad	6,45
1.25	Komora	1,12

SKLADBY KONSTRUKCI:

- (S1) - ARMBE VÁZNEKOVÁ OBTIČKA  
- ZVÍŘENÉ R.VÍŠK  
- VĚŠTÍ VÁZNEKOVÁ OBTIČKA  
-30 mm  
-30 mm  
-30 mm
- (S2) - ARMBE VÁZNEKOVÁ OBTIČKA  
- ZVÍŘENÉ R.VÍŠK  
- VĚŠTÍ VÁZNEKOVÁ OBTIČKA  
-30 mm  
-30 mm  
-30 mm
- (S3) - ARMBE VÁZNEKOVÁ OBTIČKA  
- ZVÍŘENÉ R.VÍŠK  
- VĚŠTÍ VÁZNEKOVÁ OBTIČKA  
-30 mm  
-30 mm  
-30 mm
- (S7) - ARMBE VÁZNEKOVÁ OBTIČKA  
- ZVÍŘENÉ R.VÍŠK  
- VĚŠTÍ VÁZNEKOVÁ OBTIČKA  
-30 mm  
-30 mm  
-30 mm
- (S10) - ARMBE VÁZNEKOVÁ OBTIČKA  
- ZVÍŘENÉ R.VÍŠK  
- VĚŠTÍ VÁZNEKOVÁ OBTIČKA  
-30 mm  
-30 mm  
-30 mm

LEGENDA MATERIÁLŮ:

- [ ] STAVAJÍCÍ KONSTRUKCE

POZNÁMKA:

- osvětlovací plocha výpočet MPP(Pl) je 1268,9 l.m<sup>2</sup> je 183,7 m<sup>2</sup>  
 - výhledové podlahové plochy pro dataci ZD, celkem 1228,8 m<sup>2</sup>, 1,34m<sup>2</sup> 142,3 m<sup>2</sup>



