



Office space

Prague 10, Vršovice

€ 342 857 | CZK 8 700 000



**Office space**

Prague 10, Vršovice

€ 342 857 | CZK 8 700 000

Available area	80 m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	105064

This nicely arranged non-residential space with direct access from the street, suitable for example as a store, showroom, design studio, or architectural office, is located on the ground floor of an Art Nouveau corner building standing on one of the main thoroughfares in Vršovice, a lively street lined with trees.

The east-facing area is divided into a **main room** (approx. 60 m²) and a **staff area** (approx. 20 m²) with a kitchen, toilet, and storage. The main room has an **entrance from the street** and **two highly visible shop windows**.

The space approved as a shop is **very carefully maintained**. Currently, the space is **leased long-term** with a three-month notice period.

An excellent place in a traditional residential area with a **complete infrastructure**, a short distance from a bus and tram stop, less than a 5-minute drive from the **Náměstí Míru metro station**. The elegant district is graced by **several parks**.

Total area approx. 80 m².