





## Office space

Prague 9, Vysočany, Pod Harfou

€ 309 954 | CZK 7 800 000

Available area	68 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	106054

This duplex non-residential space with a total area of almost 70 m<sup>2</sup> with direct access from the street is located on the ground floor of a building in the Nová Harfa III residential project near a tram and bus stop.

The entrance part consists of a small reception, a main room, and a kitchen. A second, smaller room and a bathroom (toilet, shower, and sink) are located on the upper level, accessible via a spiral staircase.

Large plastic double-glazed windows can be shaded with textile blinds. Laminate floors, heating by radiators with a central heat source. A light board and a large signboard are installed on the facade. The space is currently approved as a hairdressing studio is rented long-term with a notice period of 3 months. In the past, it also served as a gym or flower shop.

The area is part of a successful residential complex with many hundreds of residents. There is a cafe, restaurant, and supermarket nearby. The place is very nicely accessible, with a tram and bus stop just a few steps from the building. There is also a bike path leading through the greenery along the Rokytka Stream.

Total area 67.7 m<sup>2</sup>.

