

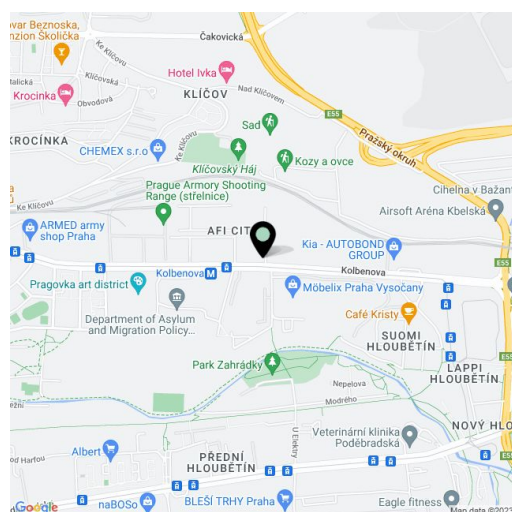


## Retail space

Prague 9, Vysočany, Kolbenova

€ 15.87 / m<sup>2</sup> | CZK 400 / m<sup>2</sup>

Service price	168 CZK monthly per m <sup>2</sup>
Available area	2 531 m <sup>2</sup>
Min. area	123 m <sup>2</sup>
Parking	CZK 2 000 - 2 500 / pp / month
PENB	B
Reference number	33117



This former factory hall for a world-famous company offers fully refurbished retail space for lease in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

### Location:

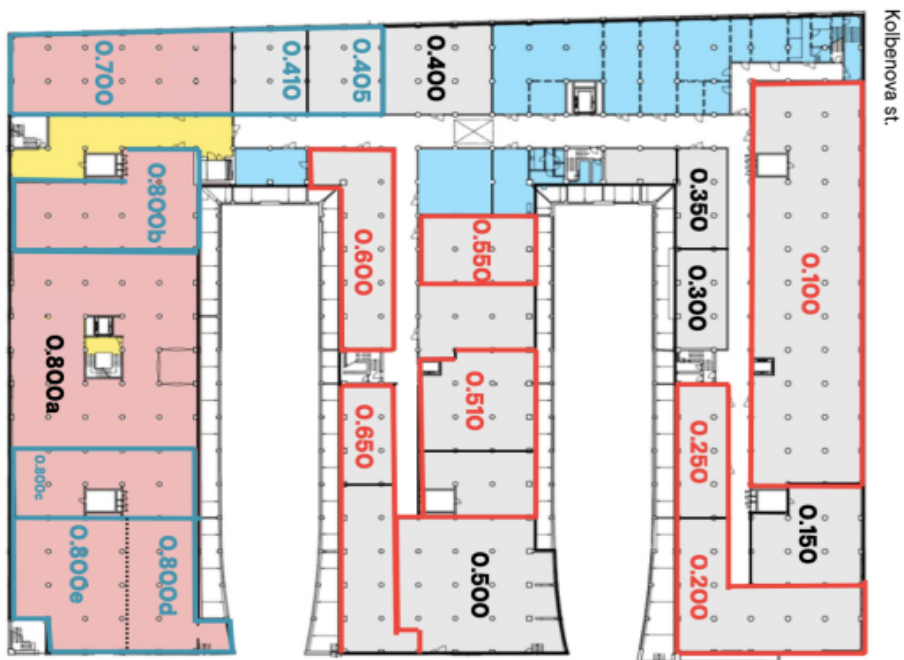
Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytká Park is close to the building.

### Features and Services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

**Completion Phase 1 in Q1 2025. Completion Phase 2 in Q1 2026.**

Rental and service charges are listed without VAT. Lessee pays no commission.



Kolbenova st.

**LOWER GROUND FLOOR**

- ◆ Retail 1,979 m<sup>2</sup>
  - ◆ Storage 4,064 m<sup>2</sup>
  - ◆ Shared area 236 m<sup>2</sup>
  - ◆ Technical room 642 m<sup>2</sup>
- Available 1st Phase  
— Available 2nd Phase

0.100	850 m <sup>2</sup>
0.150	195 m <sup>2</sup>
0.200	315 m <sup>2</sup>
0.250	136 m <sup>2</sup>
0.300	103 m <sup>2</sup>
0.350	103 m <sup>2</sup>
0.400	193 m <sup>2</sup>
0.405	124 m <sup>2</sup>
0.410	123 m <sup>2</sup>
0.500	350 m <sup>2</sup>
0.510	350 m <sup>2</sup>
0.550	150 m <sup>2</sup>
0.600	240 m <sup>2</sup>
0.650	265 m <sup>2</sup>
0.700	355 m <sup>2</sup>
0.800a	725 m <sup>2</sup>
0.800b	300 m <sup>2</sup>
0.800c	225 m <sup>2</sup>
0.800d	200 m <sup>2</sup>
0.800e	275 m <sup>2</sup>