



## Retail space

Prague 9, Vysočany, Kolbenova

Rented





## Retail space

Prague 9, Vysočany, Kolbenova

**Rented**

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 130 CZK monthly per m <sup>2</sup> |
| Available area   | 74 m <sup>2</sup>                  |
| Parking          | EUR 120 / ps / month               |
| PENB             | A                                  |
| Reference number | 33309                              |

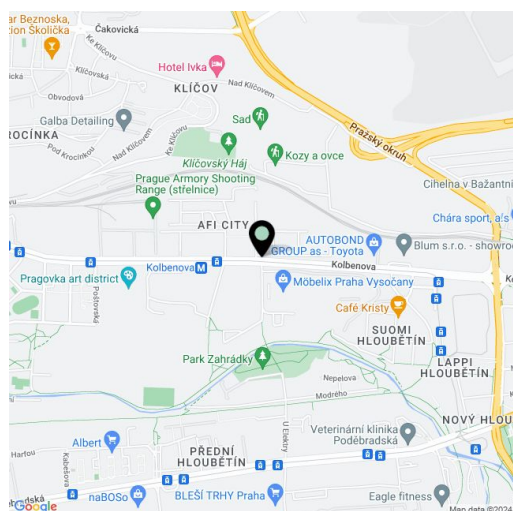
**Retail space for lease on the ground floor of an office building by renowned architectural studio CMC Architects. The space is ideal for a café.**

The building is designed to be energy-efficient and aims to achieve BREEAM Excellent Certification. Close to the project, there is a green oasis surrounded by the unique industrial atmosphere of Vysočany: Ovocny Sady na Klíčově. It is one of Prague's public orchards and is a quiet place to relax in as well as the home of many protected animals.

### Location:

The project is located in a dynamically developing area of Prague 9, directly on Kolbenova Street. Excellent accessibility by public transport, right next to the Kolbenova metro station (line B) and tram and bus stops. Fast connection to the Prague Ring Road, and the D8 (Ústí n/Labem), the D10 (Liberec), and the D11 (Hradec Králové) highways. There is a full spectrum of civic amenities in the vicinity, and many shops, restaurants, and cafés in the Phoenix shopping center.

Lease and service charges listed without VAT. Lessee pays no commission.





# Retail space

Prague 9, Vysočany, Kolbenova

Rented

