



🏠 55 m<sup>2</sup> 📄 Vyskočilova 📊 30 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7084</b>	Price	<b>30 EUR per m2 / month + services + VAT</b>
Address	<b>Vyskočilova</b>	Type	<b>Business Units</b>
Usable area	<b>55 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent an attractive 55 sqm corner shop unit in the Brumlovka building in Prague 4. This shop boasts large windows facing the main Vyskočilova avenue and the adjacent Brumlovka Square. The unit is located on the ground floor with access directly from the street and is not intended for catering operations.

It is an architecturally exceptional project right next to Náměstí Brumlovka, offering a total area of 6,700 sqm on four above-ground and three underground floors. Most of the area is occupied by the exclusive wellness and fitness Balance Club with a 25-metre swimming pool. The commercial arcade houses Grosseto restaurant, Maranatha vegetarian restaurant and Coffee Perk café, as well as banking services, an optician, a tobacco shop and an Italian specialty store. A hand car wash is available in the underground car park.

The "Brumlovka" bus stop is in close proximity and the Budějovická metro station is only one stop away. Public parking is available directly behind the building in Za Brumlovkou Street or in the underground garage of the building. The adjacent Brumlovka Square, with its seating and water features, serves as the centre of the entire locality where various social events are regularly held.

The area is surrounded by residential and office developments, where more than 13,000 people work. The location has a direct connection to the Prague ring road and the D1 motorway.

Rental price from 18 EUR/sqm/month and varies depending on the size, location and use of the unit.