



🏠 2 202 m<sup>2</sup> 📍 Kolbenova, Praha 9 - Vysočany 💰 152 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N7052</b>	Price	<b>152 CZK per m2 / month + services</b>
Address	<b>Kolbenova, Praha 9 - Vysočany</b>	Type	<b>Production</b>
Usable area	<b>2 202 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>Partly</b>

## About real estate

We offer for lease commercial space of 2 202 sqm in a multifunctional building located in the Prague 9 - Kolbenova district. The main advantages include high flexibility in terms of modification and use options, can be adapted to the needs of the tenant. Each of the three floors has 734 sqm.

The 1st floor, with a footprint of 4 metres, is divided into four units (400/180/113/41 m<sup>2</sup>), which are ideal for storage, production or showroom, for example.

The 2nd floor is divided into two parts (office 315 sqm + warehouse 419 sqm), which can serve as facilities for management or employees.

The 3rd floor has an open space that can also be equipped according to the tenant's needs.

Energy will be charged according to actual consumption. The price already includes a parking space (for approximately 10 cars).

The surrounding area offers all amenities and good public transport accessibility. Opposite is the Kolbenova metro stop and a large number of residential complexes offering a unique opportunity to create a concept serving tens of thousands of residents.

For more information contact the broker.