



## Office space

Prague 5, Smíchov, Holečkova

€ 1 136 456 | CZK 27 900 000



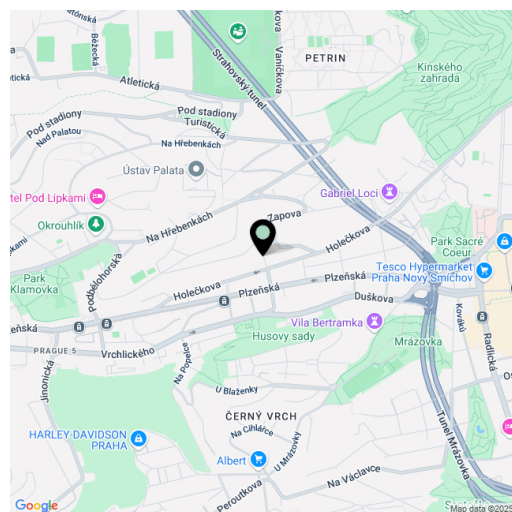


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|                         |                    |
|-------------------------|--------------------|
| Available area          | 678 m <sup>2</sup> |
| Tenant consumption      | —                  |
| Parking                 | -                  |
| Parking service charges | —                  |
| Parking ratio           | —                  |
| Certification           | —                  |
| PENB                    | G                  |
| Reference number        | 104416             |



This atypical, originally industrial building with a usable area of almost 700 m<sup>2</sup>, used for 20 years as a renowned gallery, is located in the wider center of the city, in Prague 5 – Smíchov, just a few minutes' walk from the Nový Smíchov shopping center. After modification, the space will be suitable, for example, as a prestigious company headquarters, a showroom, or residential housing.

## Key investment criteria

- floor area of the building: 678 m<sup>2</sup>
- outdoor spaces: 137 m<sup>2</sup>
- possibility of parking 2-3 cars
- potential possibility of buying the garden (310 m<sup>2</sup>) adjacent to the property
- exceptional gallery spaces
- not under monument protection
- absolutely variable use
- excellent location
- sale of the property (asset deal)

## Property description

- house from the beginning of the 20th century
- last reconstruction in 2003
- basement: 207.83 m<sup>2</sup>
- ground floor: 357.25 m<sup>2</sup>
- 1st floor: 113.27 m<sup>2</sup>
- ceiling height 2.5 to 4 m
- gallery spaces, offices, service and storage spaces
- subject of the sale is a building in an inner courtyard with an entrance through an apartment building (an easement for walking and driving obtained)

## Location

- excellently accessible by car, public transport, and on foot
- public transport stop nearby (tram, bus, metro station within walking distance)
- within reach of the Smíchov Anděl pedestrian zone and the brand new Smíchov City district



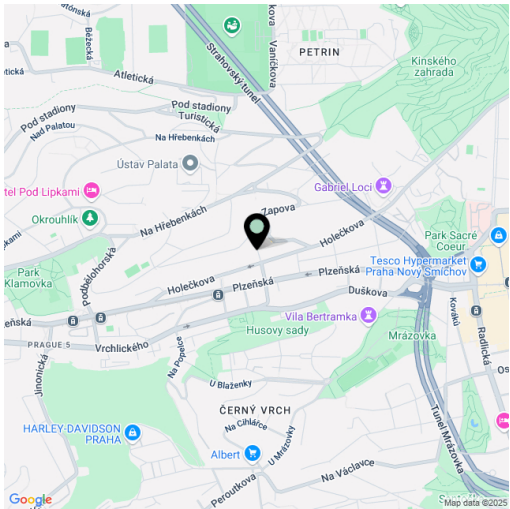
Office space

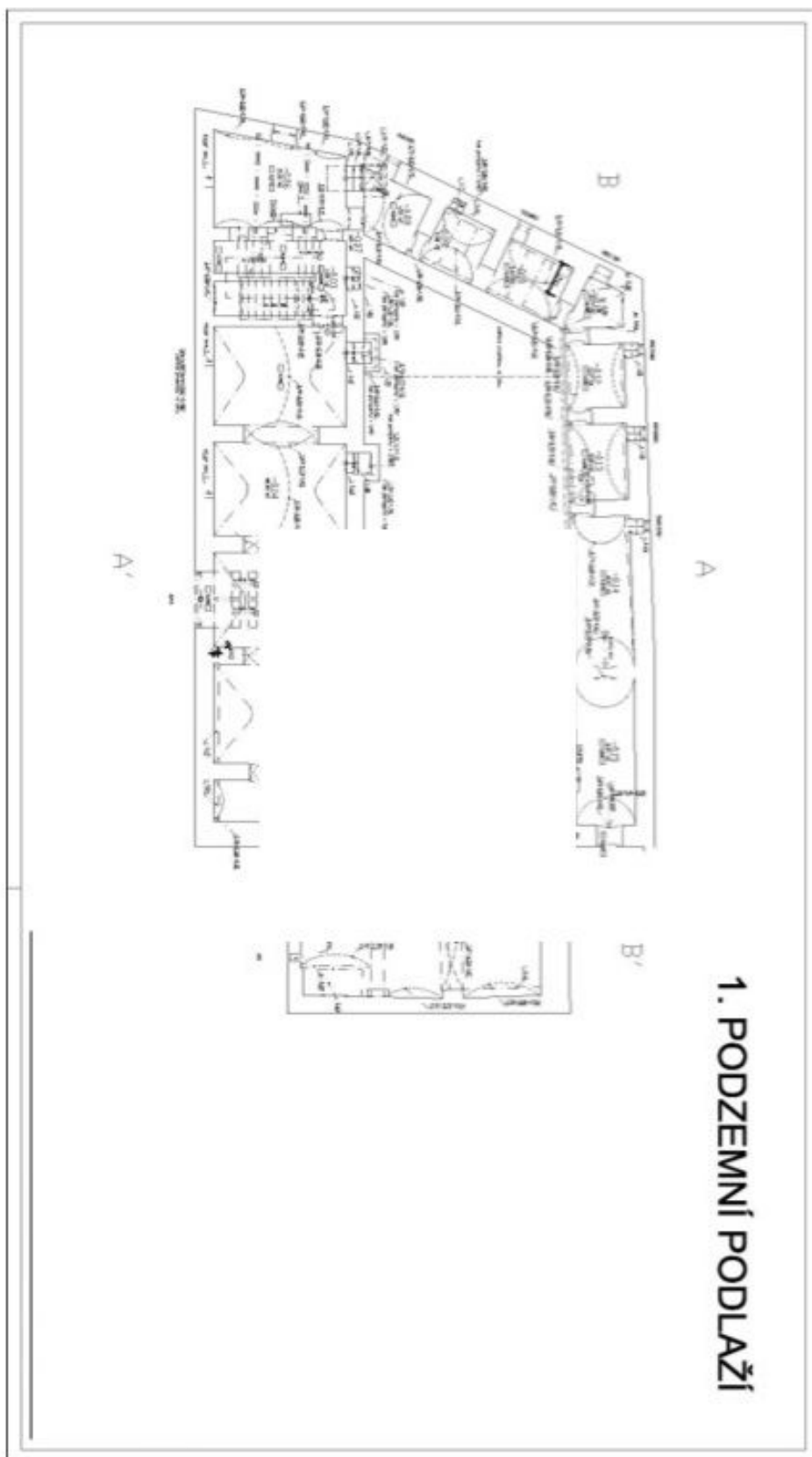
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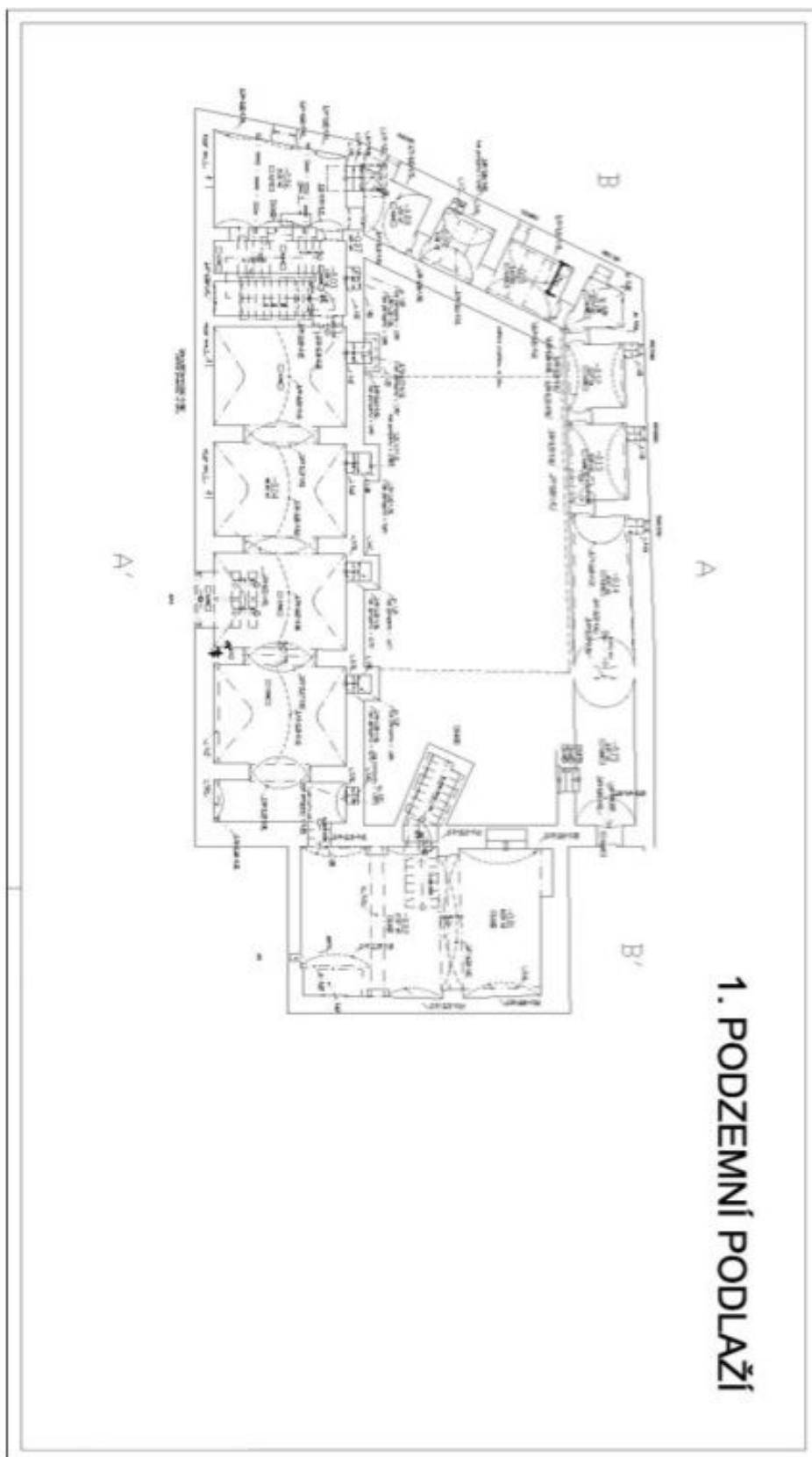
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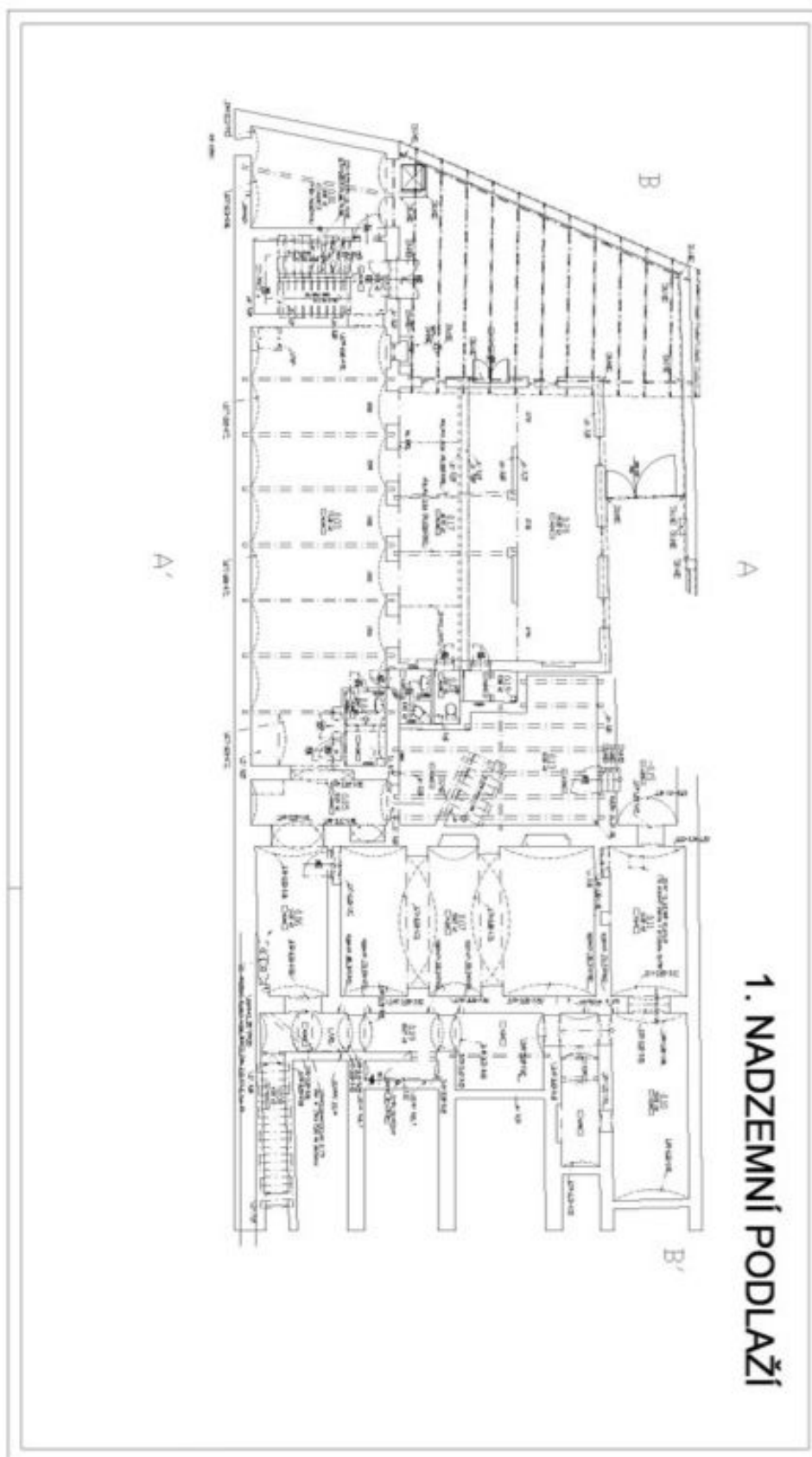
- there are several parks in the vicinity: Kinských Garden, Sacré Coeur, Bertramka

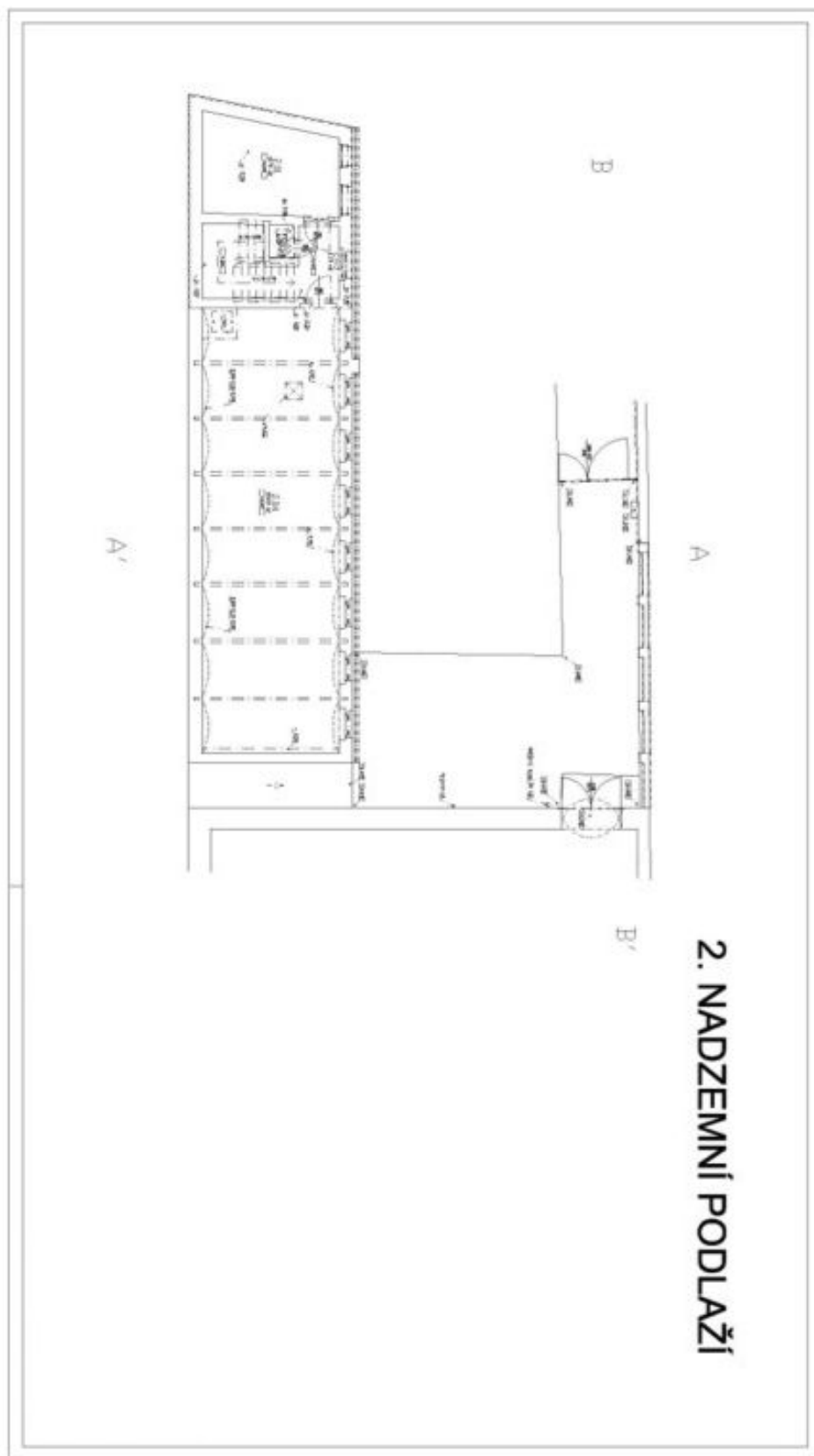










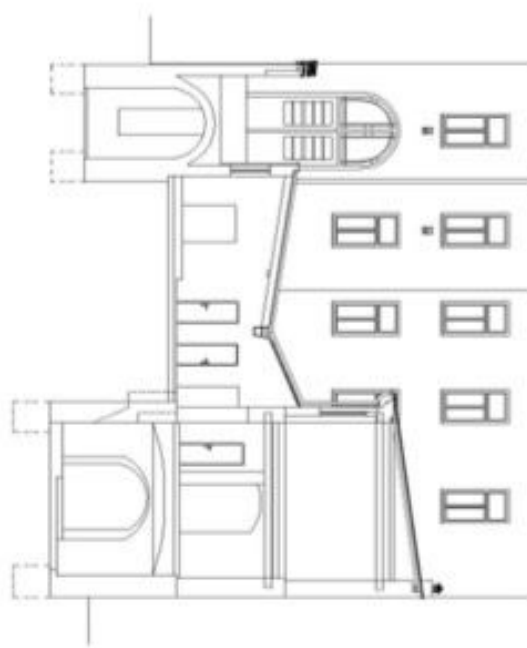




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