## **Retail space**

Sold

61 m², Brno-město, Zábrdovice, Příkop













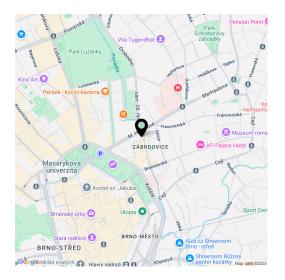


## Retail space

61 m², Brno-město, Zábrdovice, Příkop

Total area	61 m²
Parking	-

PENB	G
Reference number	109153



This non-residential unit with a total area of 61 m<sup>2</sup> on the 1st floor of the prestigious IBC business center near the center of Brno offers a quiet environment for work and meeting clients.

Sold

The commercial premises are currently used as an office and approved as "other non-residential space."

The property consists of two spacious rooms, the first with a floor area of 28 m² is walk-through and followed by a second room with a floor are of 33 m<sup>2</sup>. The two rooms can easily be connected into one; they are separated only by a plasterboard partition, allowing flexibility of use. Toilets are available upstairs.

The interior arrangement of the space includes a practical corner kitchen and a load-bearing carpet. Large windows let in plenty of natural light and offer pleasant views of the quiet courtyard. If necessary, the windows can be shaded to ensure an optimal working atmosphere. The glass wall facing the passage is made opaque by a translucent film, which can be removed if necessary.

All necessary equipment and services are provided within the building where the property is located. In the immediate vicinity is a post office, several restaurants, a cafe, and various shops. A generously sized parking lot is available for visitors, and it is possible to arrange the rental of a reserved parking space. Thanks to its convenient location near the center of Brno, all services are available nearby.

Total area 61 m<sup>2</sup>.