



## Retail space

61 m², Brno-město, Zábředovice, Příkop

**Sold**





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Total area	61 m²
Parking	-
PENB	G
Reference number	109153

This non-residential unit with a total area of 61 m² on the 1st floor of the prestigious IBC business center near the center of Brno offers a quiet environment for work and meeting clients. 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 m². 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 m².

