



Retail space

Prague 9, Vysočany, Kolbenova

€ 12.66 / m² | CZK 320 / m²



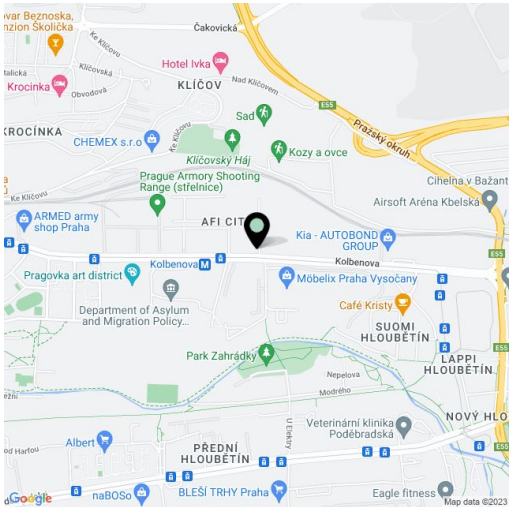


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Service price	116 CZK monthly per m²
Available area	3 227 m²
Min. area	103 m²
Parking	CZK 1500 - 2 300 / pp / month
PENB	B
Reference number	33117



This former factory hall for a world-famous company offers fully refurbished retail space for lease in the historical industrial center of Prague 9 - Vysočany. The total floor area is up to 27,000 sq. m. and can be used as offices, cultural, educational, and sports institutions, galleries, shops, cafes, and restaurants. The style of the early twentieth century industrial interiors goes back to 1907, when the First Prague Automobile Factory was founded.

The hall was built between 1931 and 1934 and served as the central warehouse of a post office. The "E-shaped" architectural design is the work of Czech architect Josef Kalous. A unique chimney with a water tank, which was part of the unpreserved boiler room of the warehouse's economic office, became a distinctive feature. The building has been listed since 2003.

Location:

Excellent transport accessibility by car and public transport. The Poštovská tram stop is directly in front of the building. The Kolbenova metro station (line B) is a 250 m walk away and the shopping and administrative center in Vysočany 10 minutes. The Prague-Libeň Railway station is also nearby. Easy connection to the Prague Ring Road. Rokytka Park is close to the building.

Features and Services:

- Reception
- 24-hour security with direct card access
- Central ventilation—heating, and central air-conditioning
- Raised floors
- Storage space
- Café with an outdoor terrace adjacent to the lobby
- Outdoor parking—reserved spaces or access to a common parking area

Completion Phase 1 in Q1 2025. Completion Phase 2 in Q3 2025.

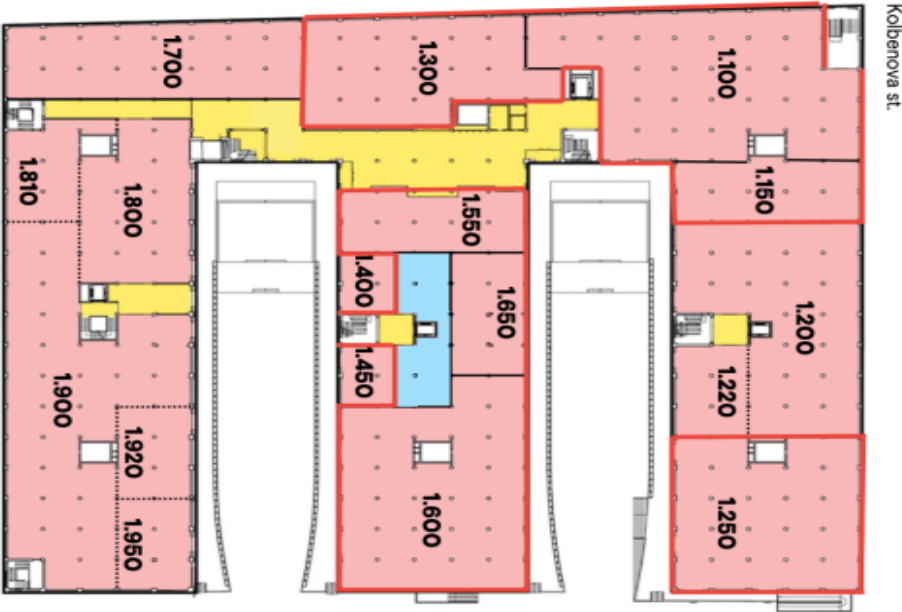
Rental and service charges are listed without VAT. Lessee pays no commission.



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GROUND FLOOR



Retail
Gastro

6,747 m²



Shared area

623 m²



Leased



In negotiation

1,100	835 m²
1,150	247 m²
1,200	652 m²
1,220	144 m²
1,250	536 m²
1,300	558 m²
1,400	72 m²
1,450	72 m²
1,550	308 m²
1,600	763 m²
1,650	194 m²
1,700	480 m²
1,800	362 m²
1,810	164 m²
1,900	883 m²
1,920	145 m²
1,950	145 m²