



## Rent of a business unit, 86,09 sqm, Prague 8 - Karlín



86 m<sup>2</sup> Nekvasilova, Praha 8 - Karlín Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N4922</b>	Price	<b>Leased</b>
Address	<b>Nekvasilova, Praha 8 - Karlín</b>	Type	<b>Bussiness Units</b>
Usable area	<b>86 m<sup>2</sup></b>	Parking	<b>Yes</b>
Offer status	<b>Leased</b>	Built up area	<b>2 416 m<sup>2</sup></b>
Area of non-residential premises	<b>86 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Lift	<b>Yes</b>	Year of construction	<b>2018</b>

## About real estate

We offer rent of a corner business unit directly to Nekvasilova Street, suitable for food, dinner, sporting goods shop, café, or a small restaurant.

This unit is currently in a shell and core stage and is equipped with electricity, heating, alarm and security systems, fire detectors, a kitchenette and fully-equipped toilets. An advantage is the corner location of the unit with large windows, ie the unit is well visible.

This commercial space is located near the main entrance to the apartment building, which was completed as a new building in early 2018.

Unit operation is limited from 8 a.m. to 10 p.m. The premises are approved as a trade with non-food and packaged food goods. Re-audit for other uses is provided by the client.

With the current price increase, there is a great potential for overall appreciation. Close to this project is located within walking distance of the Invalidovna metro station, just a few steps from the house is a tram stop.

This locality is constantly evolving and there are residential and office buildings around this project. Thanks to the urban influence of Karlín he was incredibly beautiful, some of the less well-kept places grew bright and opened to people. Since the beginning of the 21st century, intensive construction has been taking place in this particular district. New buildings are built mainly between the Rohanské nábřeží and the Vltava River. In the old Karlín, most of the reconstruction or completion of old factory buildings. In 2008, the Prague City Hall decided to rent and then sell the Rohanský ostrov Island to build a new city center. It was exhibited, for example, by the project of the modern River City Prague buildings.

In case of further information or sightseeing, do not hesitate to contact us.