



Sale of multipurpose commercial building with lands in Prague 4 (shop/showroom, warehouses, offices, garages, parking)



Through the disposal of 100% stake in ready-made limited liability company



Ready to start. Ready-made base in Prague for business activity of a commercial company



Attractive location of the Chodov city district, the possibility of further development of the property

COMMERCIAL BUILDING PRAGUE 4-CHODOV

COMPANY

- ready-made limited liability company, founded in 2015
- scope of business: real estate management
- the only assets is the real estate
- no liabilities and no obligations to third parties
- the company is legally ready to sell
- attainable transfer of the real estate within two months

PROPERTY

- originally shopping center, operating since 1991
- a locality under the development plans of the capital city of Prague: OV-Generally residential area
- building after reconstruction, kept in a very good technical condition
- 2002-2003 rebuilding of the property for multipurpose commercial use, installation of new utilities
- 2014-2015 completion of reconstruction, ten-year maintenance / repair of the building
- complete technical documentation available
- energy certificate of the building - Class B - energy saving
- the building is currently leased, two-month notice period

PREMISES AND AREAS

- two-storey brick building with a skeleton construction
- positioned as a corner building
- owns the land under the building - built-up area of 872 m²
- two plots of land for parking and transportation services adjacent to the building - 127 m²
- the total available floor area on both floors - approx. 1600 m²
- sales area - 368 m² (possibility to use as an open space office)
- storage and handling - 410 m²
- offices and conference room - 219 m² - 13 rooms
- two VIP manager's offices with social facilities and the possibility for accommodation as company studios
- social and technical facilities - 460 m² - daily rooms, kitchen, toilets, bathrooms, workshop, archive, heat exchanger station
- two double garages - 71 m²
- a covered outdoor cargo and handling ramp - 88 m²
- an open terrace above the ramp - 44 m²
- two freight elevators 1000 kg + machine room - 34 m²

SERVICEABILITY

- independent serviceability of both floors of the building for the supply and dispatch of goods
- barrier-free entrance to the shop/showroom
- cargo ramp and folding handling platform for unloading cars
- two freight elevators 1000 kg

TECHNICAL EQUIPMENT OF THE BUILDING

- modern pressure-independent heat exchanger station, heat supplier Prazska teplearenska
- four-circuit hot water central heating systems with weather-compensated temperature control
- garages heated by electric hot air convectors
- local DHW processing in electric heaters
- drinking water distribution in plastic
- fire water supply system with fire hydrants on both floors + fire extinguishers
- two-way ventilation system with electric heating in storage facilities
- electric power supply 3 x 80 A, 400/230 V
- emergency battery powered electric lighting of corridors
- structured cabling low voltage and data distributions
- a multi-circuit ESS, PBX, CCTV system
- two freight elevators 1000 kg
- two double garages are equipped with a sectional motorized gate with remote control

PARKING AND GARAGES

- external parking and garages for a total of 17 vehicles
- two double garages for 4-5 vehicles
- directly at the object earmarked outdoor parking spaces Reservé with horizontal and vertical traffic signs for 12 vehicles
- additional earmarked and designated parking space for the disabled

TRAFFIC AVAILABILITY

- strategically located property - 500 m from the commercial zone of the Shopping Center Chodov, Prague 4
- excellent accessibility from all major access routes to Prague
- the building is near zero kilometer of D1 motorway, near the crossing of the North-South Highway and the South Link
- public transport: Metro line C - 500 m, bus - 250 m
- Rožtyly bus station - 500 m

OPTIONS FOR FURTHER USE AND DEVELOPMENT OF THE REAL ESTATE

- according to the plan by the Office of the city development of Prague, the building is located in a characteristic Multifunctional area, further classified as residential area, specified as OV-Generally residential area
- the potential future development of the building involves the use for business activities or housing, or a combination of commerce and housing in a nonresidential building
- the roof of the existing commerce building could also be extended as future residential roofing

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