



## Office building

Prague 7, Holešovice, Jankovcova

Rented



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Service price	96 CZK monthly per m <sup>2</sup>
Total building area	13 600 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15052

**Administrative building with modern office space for lease situated in Holešovice by the Vltava River. The area already houses multiple companies from a wide range of industries attracted by its unique business environment created by the combination of office, commercial and residential use in a mix of newly developed as well as stylishly refurbished industrial buildings along the riverbank whilst still being within very close proximity to Prague city center.**

**Location:**

The building is an integral part of the up and coming part of Prague 7 and is easily accessible by car and public transport – the Vltavská, Nádraží Holešovice (line C) and Palmovka (line B) metro stations are in close vicinity of the building. Car access is excellent being within a ten minute drive from the city center and because of its favourable car parking ratio.

**Features and Services:**

"A class" offices specification  
 Central Desk  
 24-hour security service  
 CCTV – camera system protection  
 Underground garage parking  
 Storage space in the underground floors  
 Fully air-conditioned premises  
 Increased server room cooling  
 Raised floors  
 Acoustic ceilings  
 Net height of 3m in the office  
 Openable windows  
 The combination of outdoor sun screens and internal blinds  
 High quality anti-static carpets  
 Sufficient number of telephone lines (ISDN)  
 Fiber optic cable  
 Possibility of backup power supply

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