



## Office space

Prague 3, Vinohrady, Vinohradská

€ 14.50 - 19.50 / m<sup>2</sup> | CZK 363 - 488 / m<sup>2</sup>





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|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 95 CZK monthly per m <sup>2</sup> |
| Available area   | 747 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | EUR 110 / ps / month              |
| PENB             | A                                 |
| Reference number | 18422                             |

Class A office space for rent on the 9th floor of a modern administrative building offering a total of 14m440 square meters of leasable space meeting the highest international quality standards.

**Location:**

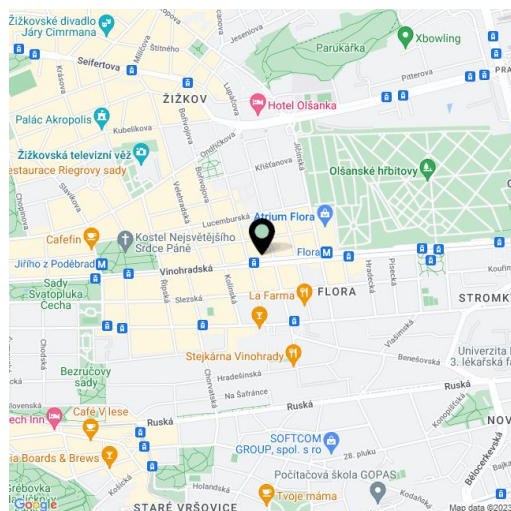
The modern Class A building is located in a lucrative district of Prague – Vinohrady, close to the Želivského metro station (line A).

**Features and services:**

- central reception
- continuous security service
- magnetic-card controlled access
- flexible office space allowing both an open plan layout as well as separate offices
- effective separation of offices
- ceiling soffits with suspended, optionally in-built, lighting
- possibility of a kitchenette in each section of the floor
- double floor including floor cases for electrical installations
- telephone lines and Internet will be connected
- possibility of mounting a TV set and SAT socket
- central ventilation and air-conditioning in the entire building supplemented by an individual system of induction units
- possibility of individual heating regulation in each newly created room
- interior blinds

The rental price is **EUR 14.50 - 19.50 /m<sup>2</sup>/month**. Rental and service charges listed without VAT. Lessee pays no commission.

2Q/2015 completion.





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