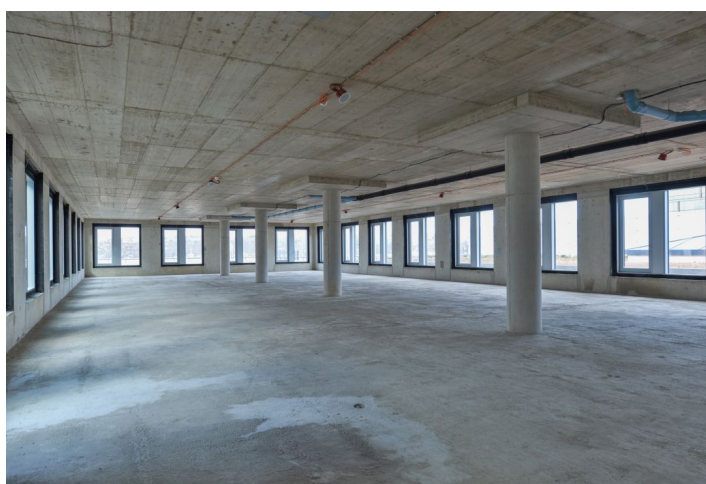
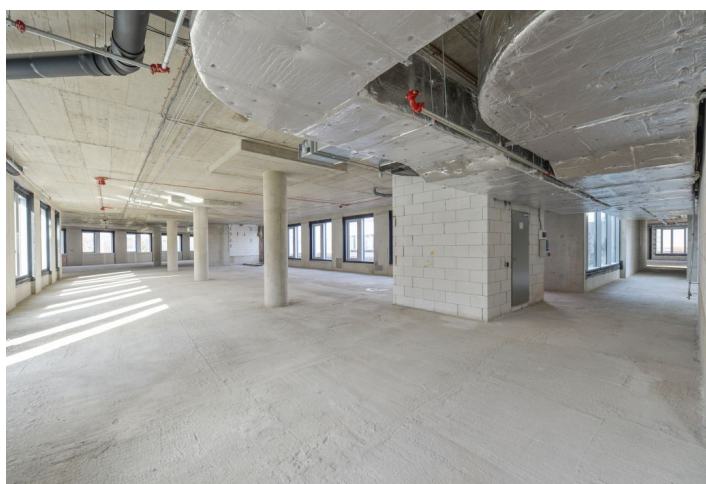




# Office space

Prague 7, Holešovice, Veletržní

€ 18.00 / m<sup>2</sup> | CZK 451 / m<sup>2</sup>



**Office space**

Prague 7, Holešovice, Veletržní

**€ 18.00 / m<sup>2</sup> | CZK 451 / m<sup>2</sup>**

<b>Service price</b>	175 CZK monthly per m <sup>2</sup>
<b>Available area</b>	358 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	A
<b>Reference number</b>	8281

Office space for lease in a multifunctional building, with access from the shopping center. This space was built by rebuilding a retail unit - there are partially openable windows and the possibility of using large roof terraces with greenery. The complex also includes an underground parking garage. The space is in shell & core condition with the possibility of building modifications from July 2024.

The charges are 120 CZK/sq. m/month (advance payment) and 55 CZK/sq. m/month for electricity (advance payment).

**Location:**

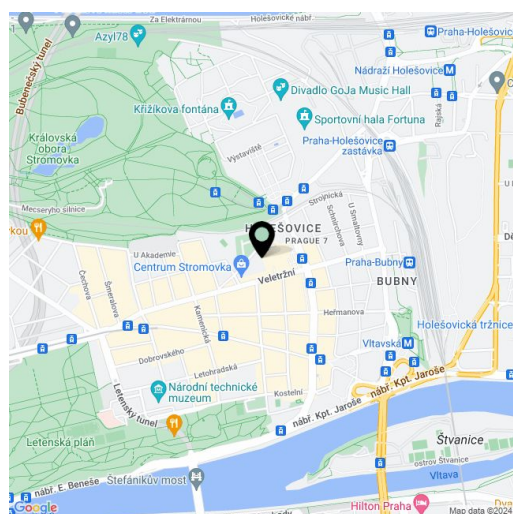
The building situated in the Holešovice Triangle will be easily accessible by car and public transport. In close vicinity of the tram stops with connection to the Vltavská metro station (line C). Near Stromovka park and Letenské sady.

**Features and Services:**

- Central reception
  - Security service 24/7
  - Air conditioning
  - Suspended ceiling with integrated lighting
  - Openable windows with good noise insulation
  - Installation of sun blinds
  - Raised floors
  - Fire protection system
  - High-capacity underground parking
- The opportunity to make comfortable use of all the benefits of the shopping center, including banking services

Images might not accurately reflect the current state of the premises.

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





# Office space

Prague 7, Holešovice, Veletržní

€ 18.00 / m<sup>2</sup> | CZK 451 / m<sup>2</sup>

