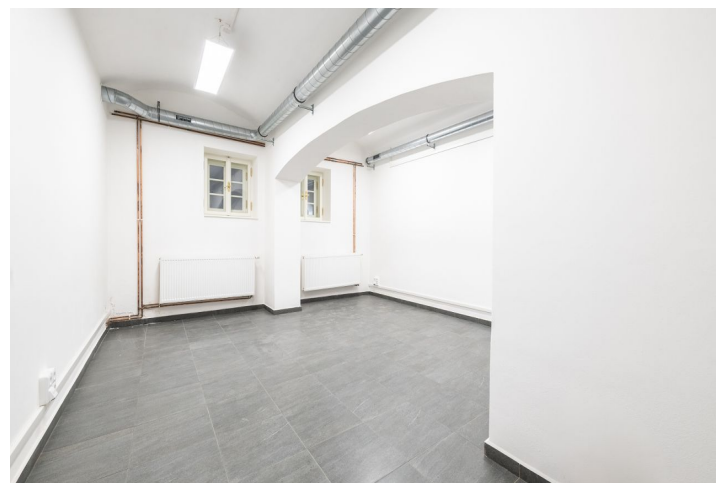




## Office space

Brno, Pisárky, Květná

€ 8.81 / m<sup>2</sup> | CZK 210 / m<sup>2</sup>





## Office space

Brno, Pisárky, Květná

€ 8.81 / m<sup>2</sup> | CZK 210 / m<sup>2</sup>

Service price	6 000 CZK monthly
Available area	120 m <sup>2</sup>
Cellar	-
Parking	1 500 - 1 500 CZK
PENB	G
Reference number	100539

**Office space for lease at a prestigious Brno address in the Masaryk district in a beautifully renovated 1930s villa with original elements and parking in reserved parking spaces. The building, which was completely renovated in 2021, is surrounded by a large 1,000 sq. m landscaped garden with a well-maintained lawn, lighting, and mature trees.**

The villa has 2 above-ground floors and 1 lowered ground floor. We offer for lease premises on the lower ground floor and the 1st floor. The ground floor has a separate entrance from the garden and consists of an entrance hall with a hallway, a kitchen, a toilet, and 3 separate offices (1 is walk-through). One reserved parking space can be rented for an additional fee of CZK 1,500/month.

Monthly rent for the lower ground floor is CZK 5,000/month + fixed charges for utilities and energy (CZK 6,000/month).

### Location:

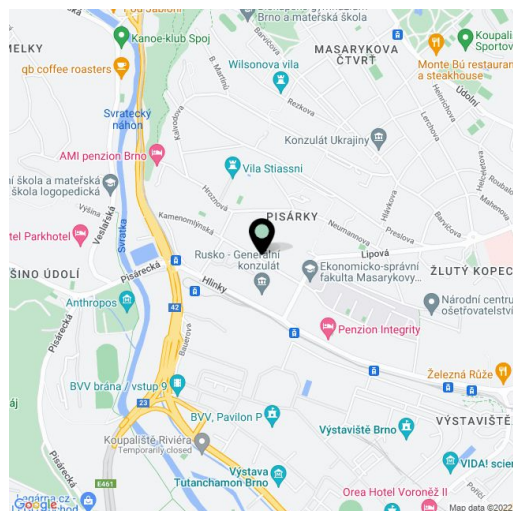
The building is located in a quiet residential area with plenty of greenery. The Lipová public transport stop (bus, trolleybus, and tram) is just a few minutes' walk away. Complete civic amenities are nearby.

### Features and services:

- Large landscaped garden
- Alarm
- CCTV system
- Recuperation
- Kitchenette
- Social facilities
- 1 parking space

**Available from January 1st, 2023.**

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







## PŮDORYS 1PP

1:50

