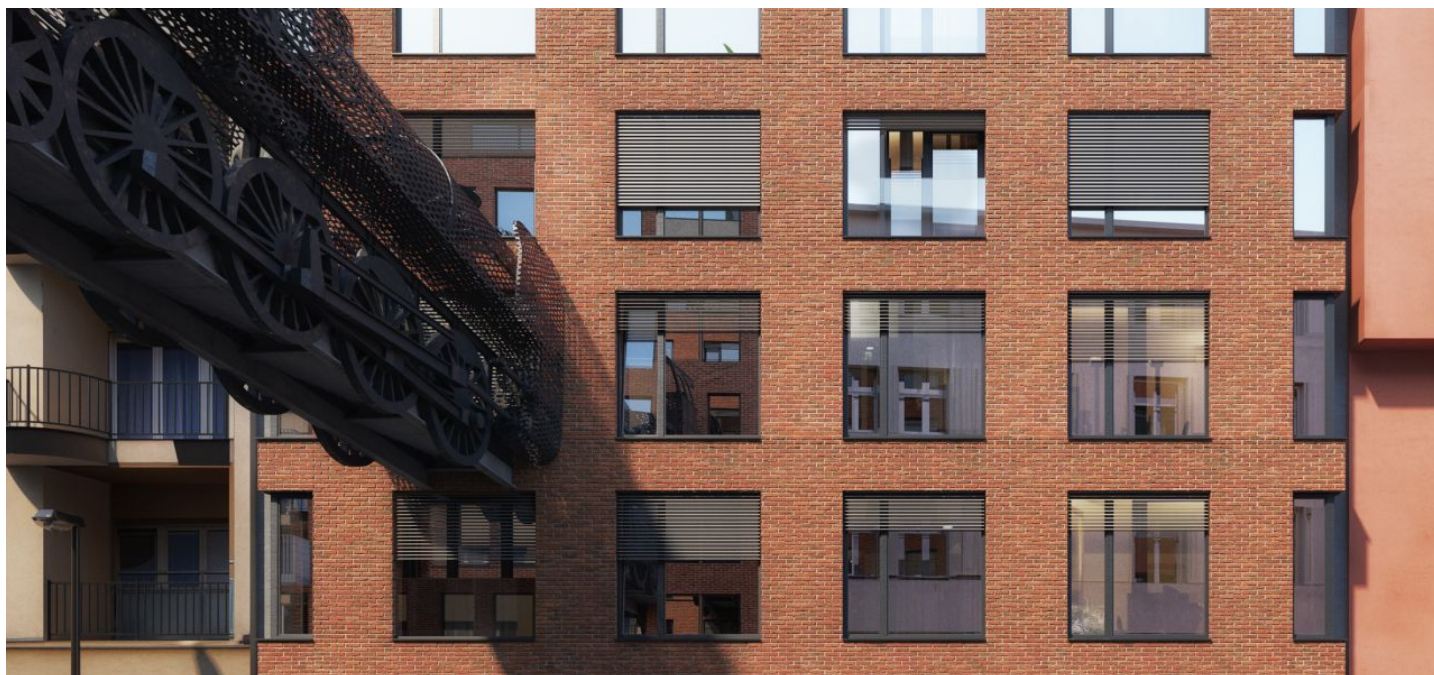




## Office space

€ 13.80 / m<sup>2</sup> | CZK 349 / m<sup>2</sup>

Prague 9, Libeň, Lihovarská



**Office space**

Prague 9, Libeň, Lihovarská

**€ 13.80 / m<sup>2</sup> | CZK 349 / m<sup>2</sup>**

<b>Service price</b>	125 CZK monthly per m <sup>2</sup>
<b>Available area</b>	230 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	CZK 3 000 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	100566

Office space for lease on the 1st floor in an eight-storey multifunctional building. The dominant element of the building is a footbridge in the shape of a locomotive. The author of the project is sculptor David Černý in cooperation with Czech architect Tomáš Císař. The locomotive refers to an accident in 1895 that ran through the hall and broke through the glass station wall.

**Location:**

Easy access by car and public transport, transport infrastructure is within walking distance of about four minutes - metro stations Českomoravská (line b) and Vysočanská (line B), tram stops Balabenka, Ocelářská, Divadlo Gong and train station Praha-Libeň. There are also all civic amenities including Galerie Fénix shopping center and Galerie Harfa.

**Features and Services:**

- Separate elevator to non-residential premises
- Central district heating and air conditioning
- Barrier-free access
- Floor load capacity 250 kg/sq. m
- Ground clearance 2.67 - 2.82 m
- Openable windows with exterior blinds
- Multi-fibre optic cable to the floor data cabinet
- Double floor
- Complete sanitary facilities
- Management and technical facilities in the 1st floor of the building
- Access to the building secured by chips

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

