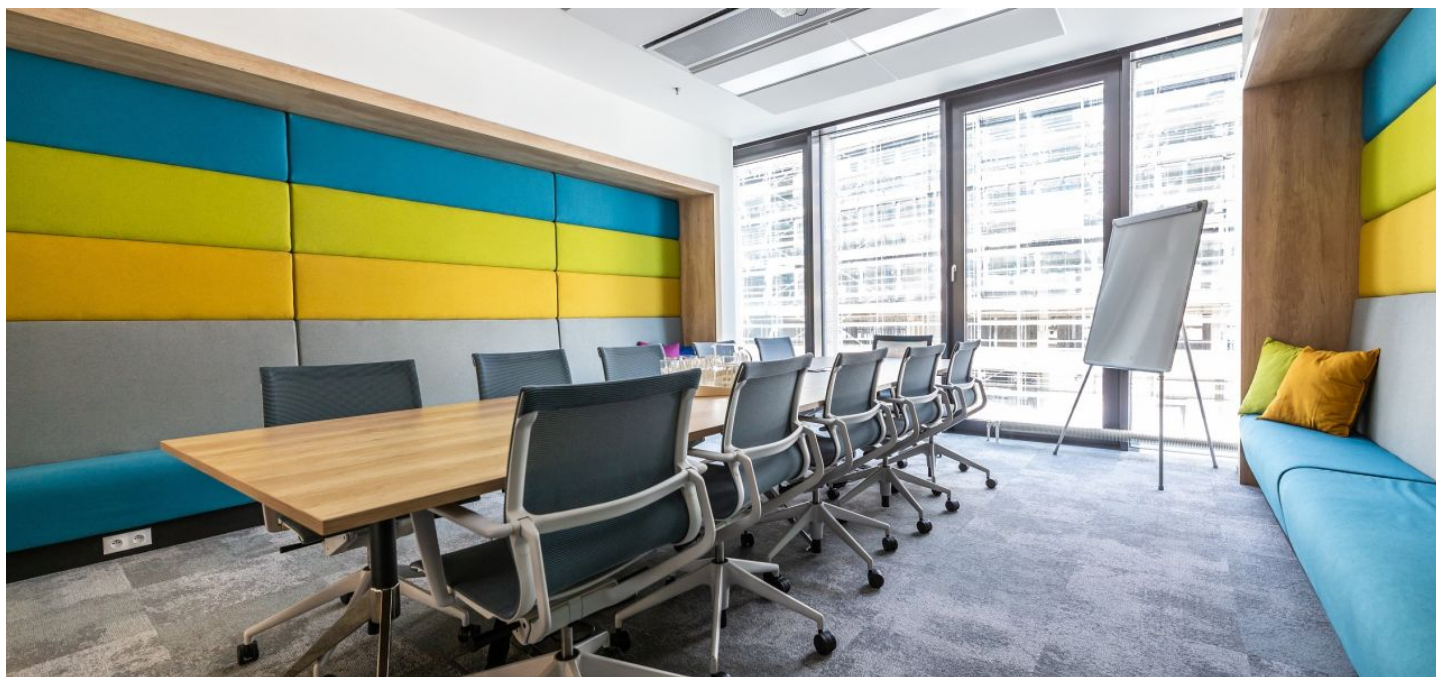




## Office space

Prague 8, Libeň, Voctářova

€ 14.50 / m<sup>2</sup> | CZK 346 / m<sup>2</sup>



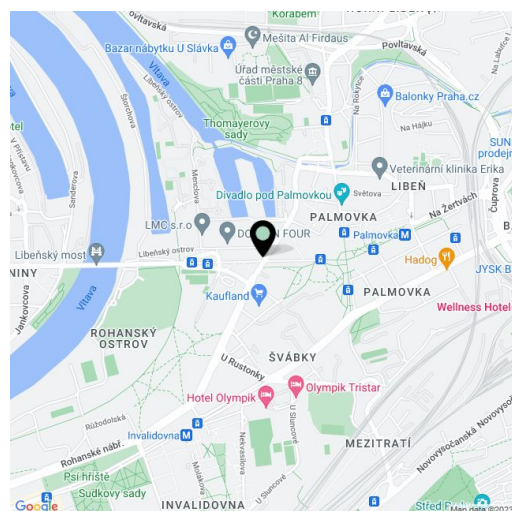


## Office space

Prague 8, Libeň, Voctářova

€ 14.50 / m<sup>2</sup> | CZK 346 / m<sup>2</sup>

<b>Service price</b>	160 CZK monthly per m <sup>2</sup>
<b>Available area</b>	394 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 120 / pp / month
<b>Reference number</b>	100885



Office space for lease on the ground floor in the new administrative project consists of three buildings. The complex is a unique combination of two new administrative buildings and a renovated protected structure. The ground floor boasts a water feature, natural landscaping and a new park adjacent to the Libeň Bridge. "Building 4" has a high variability of office space covering 7 floors with both commercial and warehouse space. There is a spectacular atrium and a rooftop garden terrace.

The office has its own bathroom and kitchenette. Access from the street and from the lobby of the building.

### Location:

The complex is located in a dynamic developing area of Prague 8 with excellent amenities and transport accessibility by car and public transport. In the immediate vicinity of the Palmovka metro station (line B), tram stops and bus station.

### Features and Services:

- Reception desk
- Access controlled using magnetic cards
- 24/7 control center
- Fire protection (EPS, sprinklers)
- Camera system monitoring entire complex
- Flexible office area
- Air-conditioning
- Openable windows
- External window blinds with individual electronic control
- Fully accessible double floor including floor boxes for cables
- ISDN telephone lines with the possibility of Internet connection
- Cooling beams
- Storage units in the basement
- Green areas between buildings and in the surroundings
- Café and cafeteria
- Underground parking

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