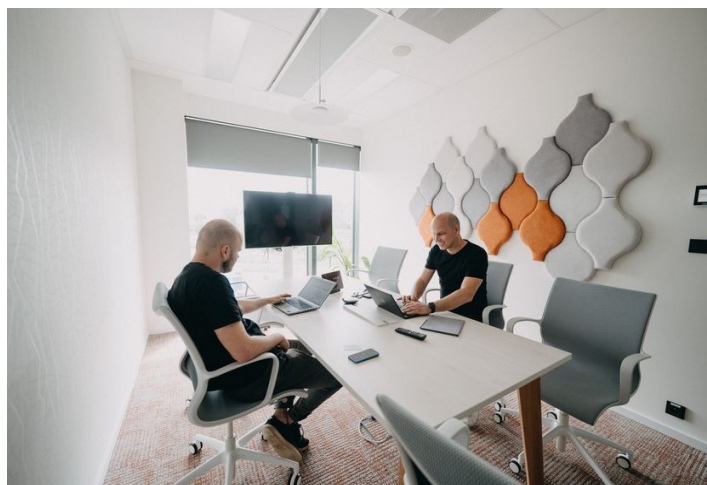
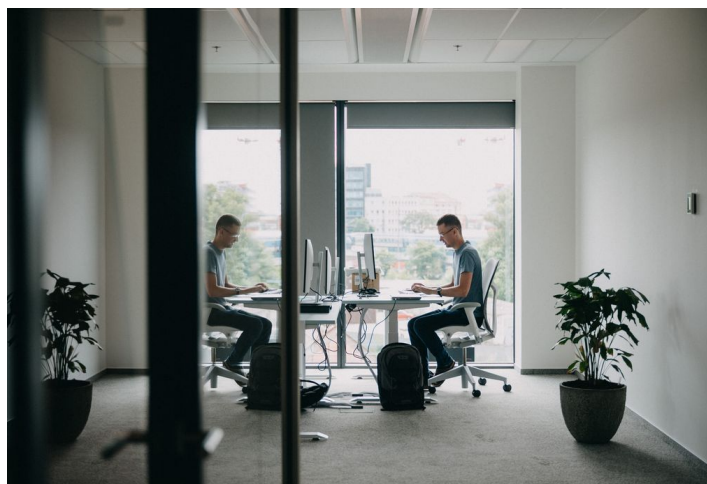




Office space

€ 17.10 / m² | CZK 430 / m²

Prague 7, Holešovice, Partyzánská



**Office space**

Prague 7, Holešovice, Partyzánská

€ 17.10 / m² | CZK 430 / m²

Service price	153 CZK monthly per m ²
Available area	1 415 m ²
Cellar	-
Parking	EUR 129.5 / pp / month - 10 parking places
PENB	B
Reference number	104813

Office space for sublease until March 2030 on the 2nd and 3rd floor situated in the complex built in campus style located in Prague 7 - Holešovice, close to the Vltava River. This popular administrative and residential district is characterized by a wide range of services and a rich cultural life. Here you will find a variety of quality restaurants and cafes, shops, as well as health facilities and banks.

Tenants will be able to use all the services in and around the building using a special mobile application. There will be also a bicycle storage room, cloakrooms, shower and a full-day restaurant. The surroundings of the buildings will turn into a number of green areas with the possibility of sports activities and relaxation zones. There is also a cycle path for cyclists and skaters. Campus will include a harbor for motor boats and small boats.

Possibility to sublease: 2nd floor (707.5 sq. m), 3rd floor (707.9 sq. m) or the whole (1 415.4 sq. m)

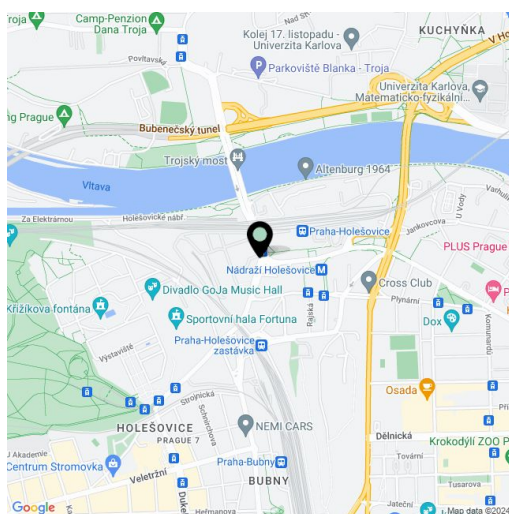
Location:

Excellent transport accessibility by car and by public transport - in the immediate vicinity of the building there are bus and tram stops. Near train station and Nádraží Holešovice metro station (line C) and Palmovka station (line B). Easy connection to the city ring road, the D8 motorway and the city center.

Features and Services:

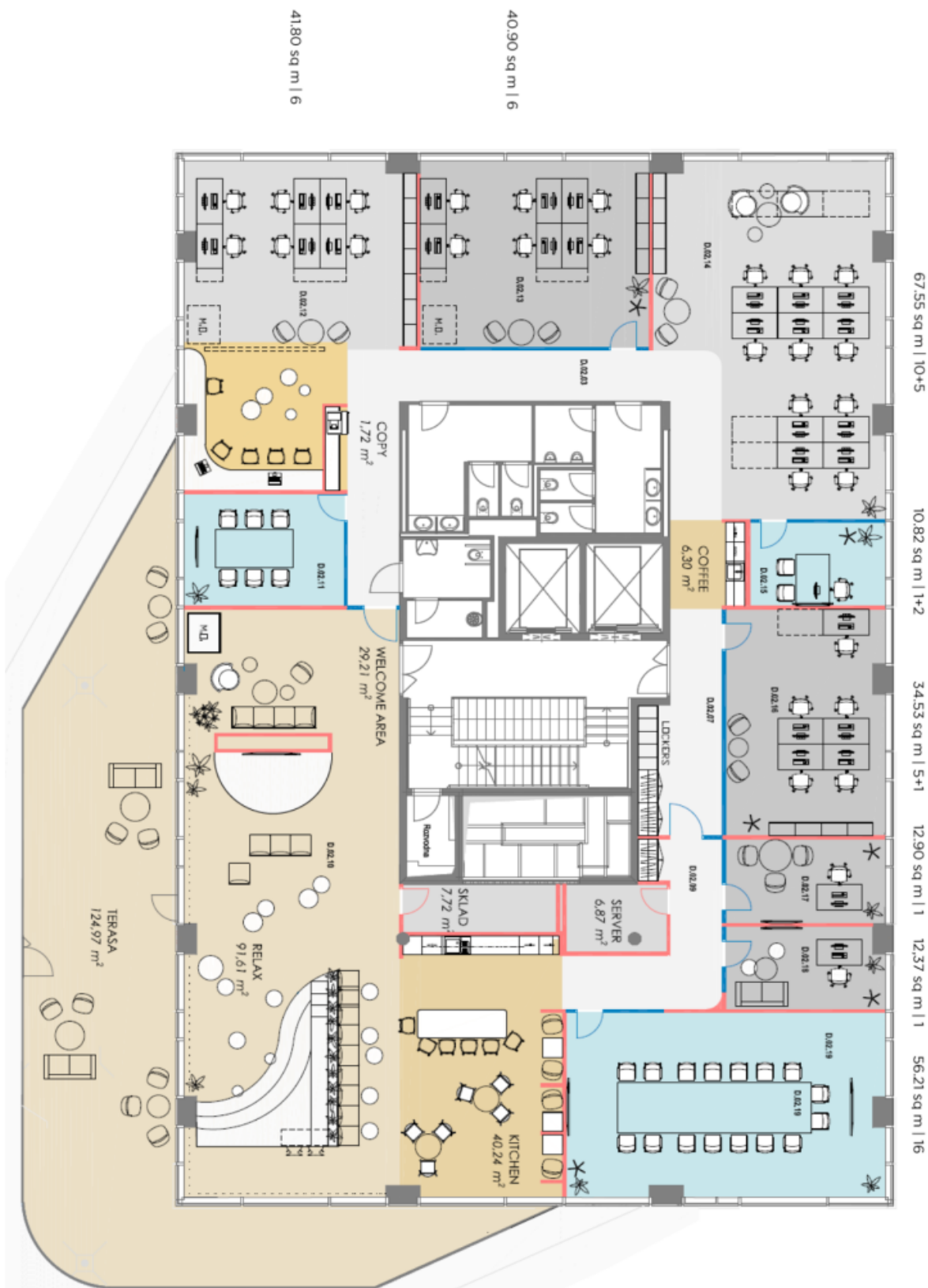
- 24/7 security service
- Access to magnetic cards
- Terrace on the roof of the building
- Air conditioning
- Sufficient daylight
- Low ceilings
- Double floors
- Storage areas, showers and dressing rooms
- Restaurant right in the building
- 10 parking spaces

Rents and fees are listed without VAT. Tenants do not pay commission.





OFFICE SPACE PLAN - 2ND FLOOR





OFFICE SPACE PLAN - 3RD FLOOR

