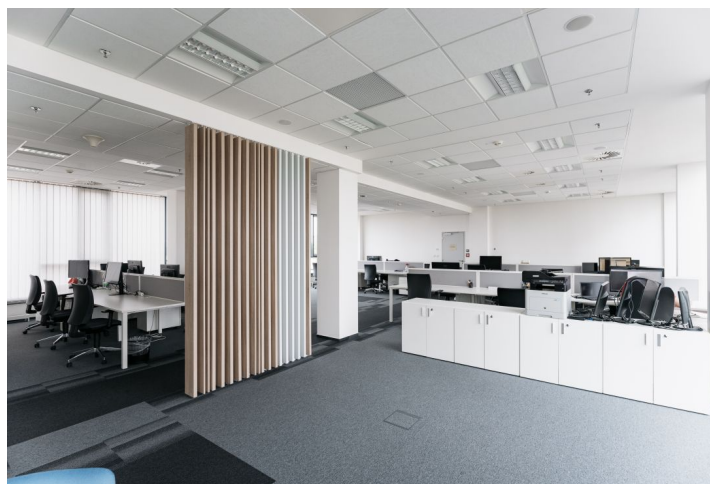




## Office space

Prague 4, Michle, Jihlavská

€ 16.50 / m<sup>2</sup> | CZK 417 / m<sup>2</sup>



**Office space**

Prague 4, Michle, Jihlavská

**€ 16.50 / m<sup>2</sup> | CZK 417 / m<sup>2</sup>**

<b>Service price</b>	102 CZK monthly per m <sup>2</sup>
<b>Available area</b>	311 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	73 m <sup>2</sup>
<b>Parking</b>	EUR 110 / ps / month
<b>PENB</b>	C
<b>Reference number</b>	105565

Offices for lease on the 7th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with terraces being a feature of the two upper floors. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

The space is divided into reception, openspace, meeting rooms, kitchenette with relax zone and storage. Terrace lease: 3 EUR/sq. m/month.

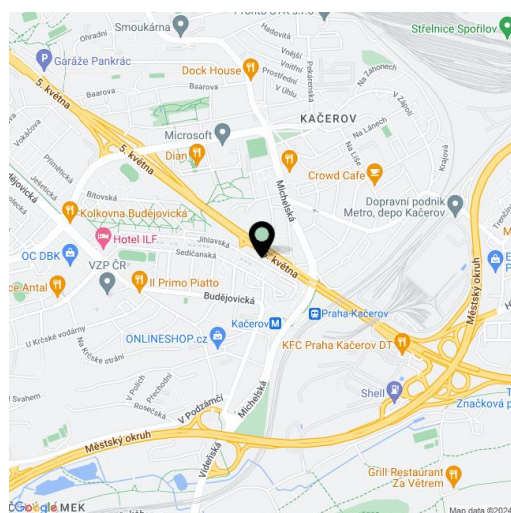
**Location:**

Very good accessibility by car and public transport – the building is located in close vicinity of the Kačerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

**Features and Services:**

- Central reception
- Clear height 3 m
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- LEED Gold certification
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- 4 parking places

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





# Office space

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