



**Office space**

Brno, Staré Brno, Nové sady

**€ 17.99 / m<sup>2</sup> | CZK 454 / m<sup>2</sup>**

<b>Service price</b>	95 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 500 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 140 / pp / month
<b>PENB</b>	Not required
<b>Reference number</b>	106343

Office space for lease on the 5th floor in the state-of-the-art complex of two office buildings offers unique. The buildings are connected by a unique relaxing park with a touch of nature. The complex features a swimming pool, a water fountain, and a flower zone. Its dominant element is a "party" terrace on the 10th floor and there is also a bike center, parking, and designer elevators.

**Location:**

Great transport availability - car, tram, or train. Walking distance to all parts of the city center, a core tram line stops right in front of the main entrance of the complex and an excellent connection to the highway network ensures maximum comfort for all users of the complex.

**Equipment and services:**

Induction beam for heating and cooling

Interior blinds

Acoustic mineral ceiling tiles

LED lighting systems

All glass triple-glazed facade from floor to ceiling with openable windows

Modern hard-wearing carpets

Raised floor for exhaust air

Floor boxes

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



