





## Office space

Prague 7, Holešovice, Dukelských hrdinů

€ 8.00 / m<sup>2</sup> | CZK 201 / m<sup>2</sup>

Service price	130 CZK monthly per m <sup>2</sup>
Available area	363 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / pp / month
PENB	G
Reference number	107430

Office space for lease on the ground floor in the building with a historic facade opposite the Veletržní palác offers office space for lease. The building has 2 elevators, a representative entrance hall, a courtyard, air conditioning, smoke detectors, 24-hour reception and security.

The total usable area is 363 sq. m, with an add-on factor of 378 sq. m. The premises include several rooms suitable for storage (without windows) and a private server room with air conditioning installed. The premises also include one parking space.

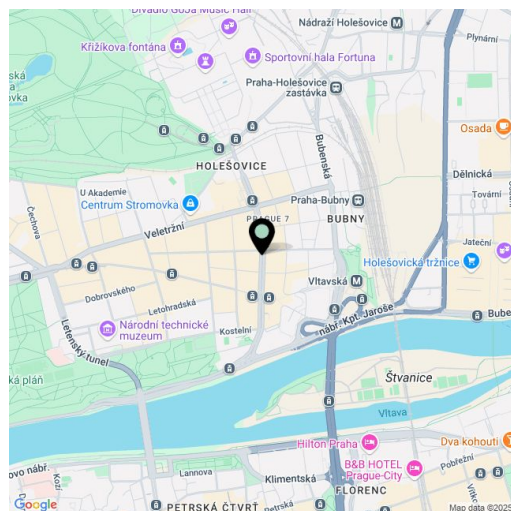
### Location:

Great accessibility by public transport. Tram stop Veletržní palác is right next to the building, and the Nádraží Holešovice metro station (line C) and the Prague-Bubny train station are within an 8-minute walk.

### Features and Services:

- 2 lifts
- Representative entrance hall
- Yard with greenery
- Air conditioning
- Modern telecommunication system
- Smoke detectors
- Modern office lighting
- 24-hour reception and security

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





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