

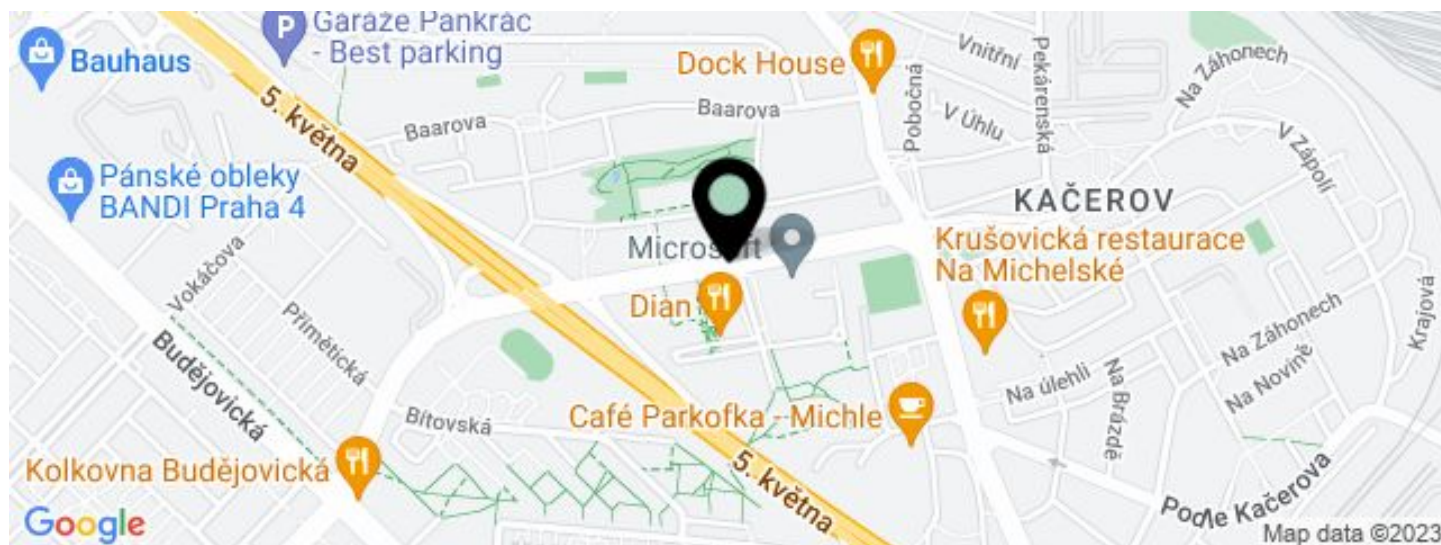


## Office building

748 m<sup>2</sup>, Praha 4, Michle, Vyskočilova

€ 17.00 / m<sup>2</sup> | CZK 430 / m<sup>2</sup>



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	748 m <sup>2</sup>	149 CZK monthly per m <sup>2</sup>	EUR 125 / ps / month	€ 17 / m <sup>2</sup>





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Service price	149 CZK monthly per m <sup>2</sup>
Total building area	16 500 m <sup>2</sup>
Tenant consumption	Consumption included in the service charges
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	14723

The modern office building, originating from the workshop of the architectural studio Aulík Fišer, offers the rental of quality Class A office space in Prague 4. These can be used as an open plan, separate office units or a combination of both options together. The building, completed in 2005, also offers all tenants a roof terrace accessible with excellent views of Prague. BREEAM certification at the Very Good level.

### Location:

The metro station Budějovická (line C) is connected to free shuttle buses and is only a 5-minute walk away. There is also a public transport stop in front of the building. Another benefit is the immediate connection to the North-South motorway and the D1 motorway connecting Prague with Brno, Budapest and Vienna.

### Features and Services:

- Representative reception
- CCTV and electronic security system
- 24/7 security service and access
- Access card system
- Modern elevators
- Extensive Canteen
- Café, restaurant, coffee shop and fitness center within BB Centrum
- Roof terrace accessible to all tenants

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