



# Office building

Prague 7, Holešovice, Jankovcova

Rented



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|                         |                                   |
|-------------------------|-----------------------------------|
| Service price           | 96 CZK monthly per m <sup>2</sup> |
| Total building area     | 13 600 m <sup>2</sup>             |
| Tenant consumption      | —                                 |
| Parking                 | Yes                               |
| Parking service charges | —                                 |
| Parking ratio           | —                                 |
| Certification           | —                                 |
| PENB                    | G                                 |
| Reference number        | 15052                             |

**Administrative building with modern office space for lease situated in Holešovice by the Vltava River. The area already houses multiple companies from a wide range of industries attracted by its unique business environment created by the combination of office, commercial and residential use in a mix of newly developed as well as stylishly refurbished industrial buildings along the riverbank whilst still being within very close proximity to Prague city center.**

**Location:**

The building is an integral part of the up and coming part of Prague 7 and is easily accessible by car and public transport – the Vltavská, Nádraží Holešovice (line C) and Palmovka (line B) metro stations are in close vicinity of the building. Car access is excellent being within a ten minute drive from the city center and because of its favourable car parking ratio.

**Features and Services:**

- "A class" offices specification
- Central Desk
- 24-hour security service
- CCTV – camera system protection
- Underground garage parking
- Storage space in the underground floors
- Fully air-conditioned premises
- Increased server room cooling
- Raised floors
- Acoustic ceilings
- Net height of 3m in the office
- Openable windows
- The combination of outdoor sun screens and internal blinds
- High quality anti-static carpets
- Sufficient number of telephone lines (ISDN)
- Fiber optic cable
- Possibility of backup power supply

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