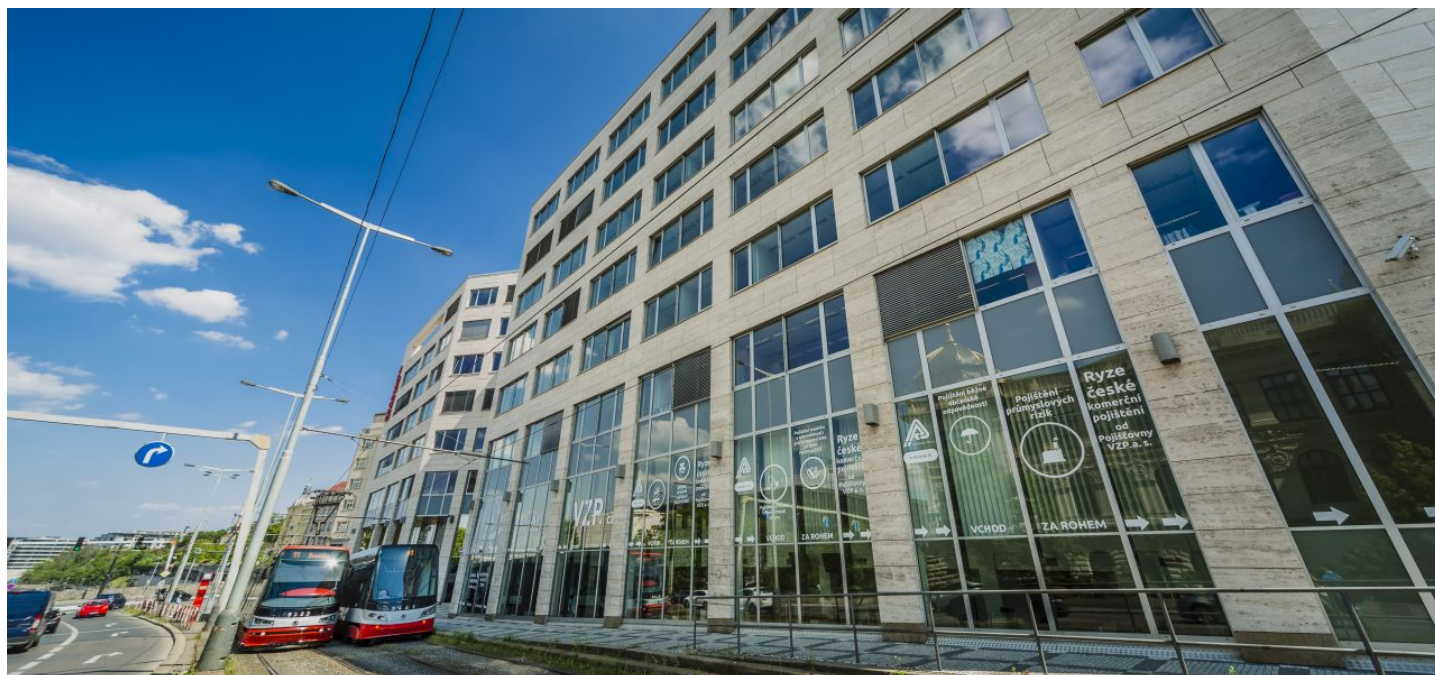


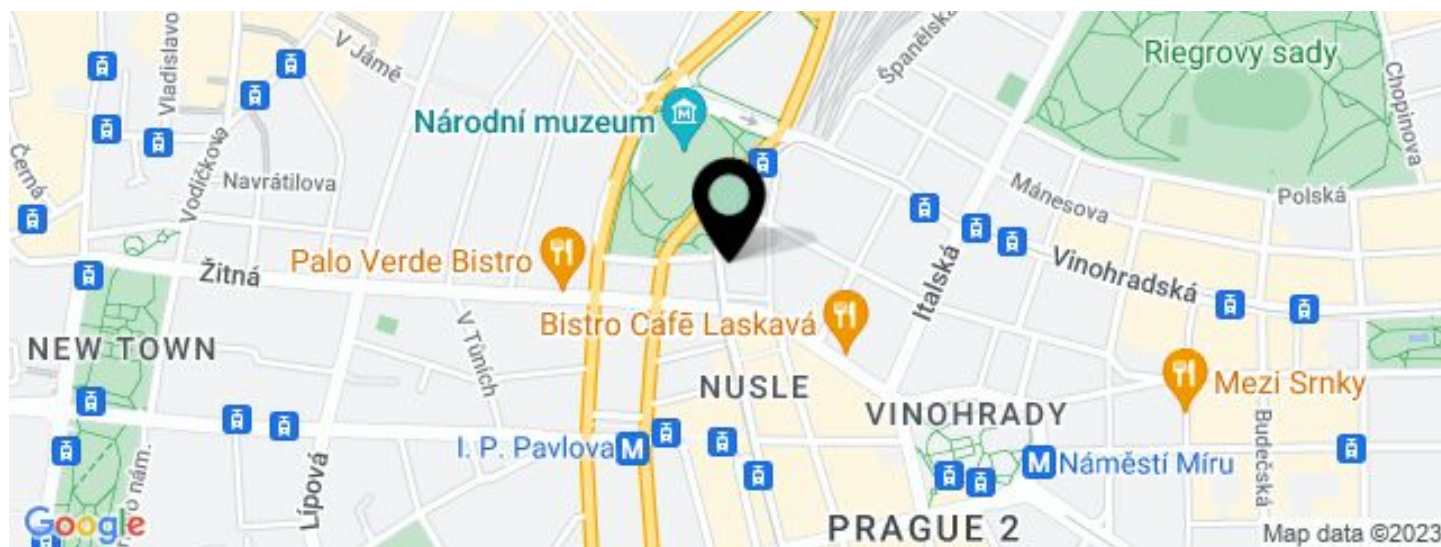


# Office building

€ 14.50 - 16.00 / m<sup>2</sup> | CZK 368 - 406 / m<sup>2</sup>

970 m<sup>2</sup>, Praha 2, Vinohrady, Škrétova



**Office building****€ 14.50 - 16.00 / m<sup>2</sup> | CZK 368 - 406 / m<sup>2</sup>**970 m<sup>2</sup>, Praha 2, Vinohrady, Škrétova

| UNIT                    | AVAILABLE AREA     | SERVICES                              | PARKING              | MONTHLY RENT                  |
|-------------------------|--------------------|---------------------------------------|----------------------|-------------------------------|
| Office space, 4th floor | 485 m <sup>2</sup> | 150 CZK<br>monthly per m <sup>2</sup> | EUR 140 / ps / month | € 14.50 - 16 / m <sup>2</sup> |
| Office space, 1st floor | 485 m <sup>2</sup> | 150 CZK<br>monthly per m <sup>2</sup> | EUR 140 / ps / month | € 14.50 - 16 / m <sup>2</sup> |

**Office building**970 m<sup>2</sup>, Praha 2, Vinohrady, Škrétova**€ 14.50 - 16.00 / m<sup>2</sup> | CZK 368 - 406 / m<sup>2</sup>**

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 150 CZK monthly per m <sup>2</sup> |
| Total building area     | 5 257 m <sup>2</sup>               |
| Tenant consumption      | —                                  |
| Parking                 | 140 EUR                            |
| Parking service charges | 450                                |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 15539                              |

**Modern administrative building with office space for lease in an attractive location in the city centre with a view of Wenceslas Square. In the building are available 3 passenger lifts, 2 car lifts and 3 floors of underground garages. The premises are air-conditioned, have openable windows and a camera system.**

**Location:**

Excellent accessibility by public transport and car - the Muzeum metro station (line A, C) and tram stop are right in front of the building. In the vicinity of all civic amenities.

**Features and Services:**

Representative central reception  
24/7 security services  
Entrance by digital cards  
CCTV  
Openable windows  
Raised floors  
Central air-conditioning  
Electronic fire detection system  
Backup power source 220 V  
Conference rooms  
Archives  
3 passenger elevators  
2 car elevators  
3 floor underground parking

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



# Office building

970 m<sup>2</sup>, Praha 2, Vinohrady, Škrétova

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