

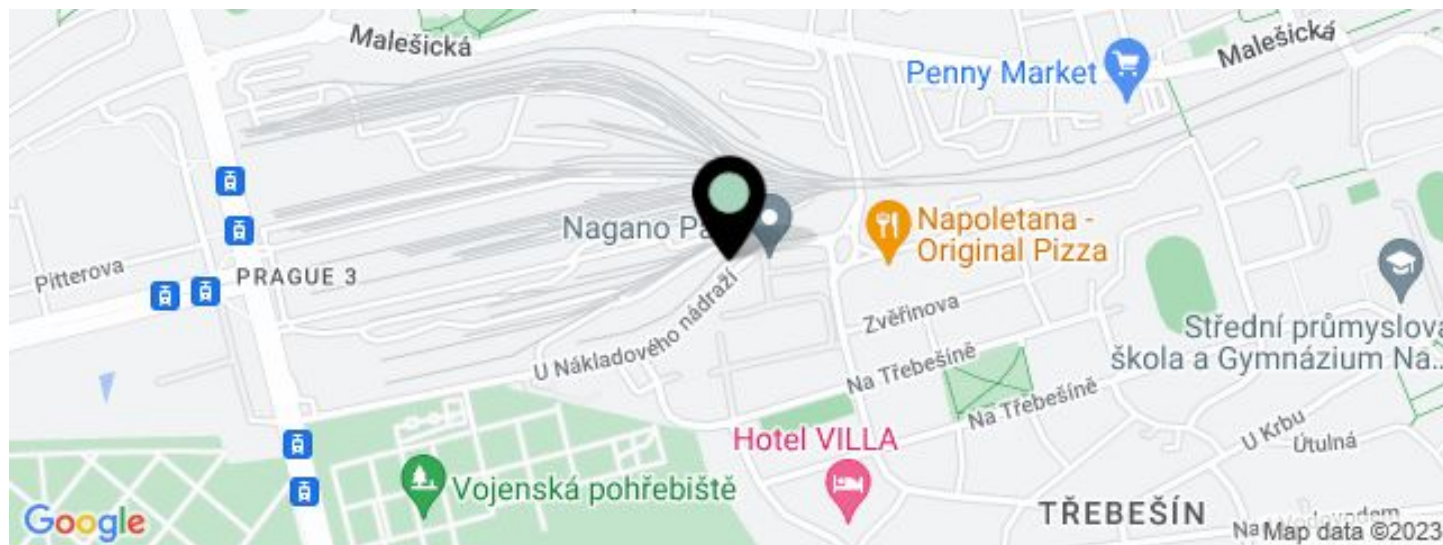


Office building

€ 10.65 - 11.44 / m² | CZK 270 - 290 / m²

2 702 m², Praha 3, Strašnice, U Nákladového nádraží



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Building IV, Office space, 2nd floor	104 m ²	100 CZK monthly per m ²	EUR 75 / ps / month	€ 10.65 - 11.44 / m ²
Building III, Office space, 1st floor	791 m ²	100 CZK monthly per m ²	EUR 75 / ps / month	€ 10.65 - 11.44 / m ²
Building I, Office space, 4th floor	551 - 1807 m ²	100 CZK monthly per m ²	EUR 75 / ps / month	€ 10.65 - 11.44 / m ²

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Service price	100 CZK monthly per m ²
Total building area	18 527 m ²
Tenant consumption	—
Parking	75 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	15557

Business park, completed in 2003, consists of four office buildings offering office space for lease in Prague 3 - Strašnice. The complex offers storage spaces, 2 restaurants and a free fitness centre for tenants.

Location:

The building is easily accessible by car and public transport - bus and tram stops nearby, Želivského metro station (line A) is about 15 minutes walk away. Own shuttle bus in the morning and afternoon.

Features and Services:

- Central reception
- Security service 24/7
- Data center
- Intelligent Building Management System
- Facility management
- Meeting room
- High speed elevators
- Air conditioning
- Suspended ceilings
- Storage space
- Bistro, restaurant and fitness center
- Secure car parking

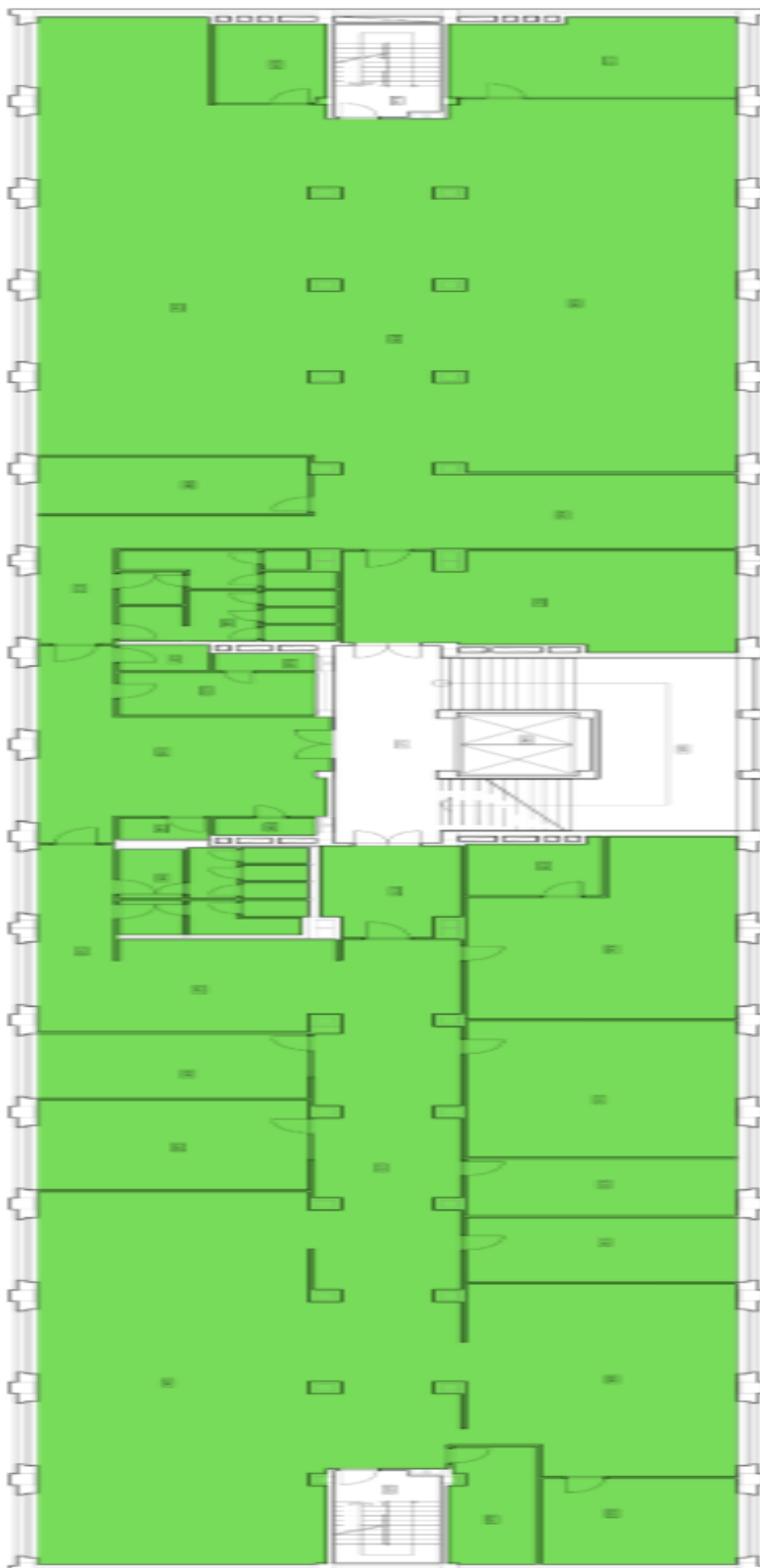
Rental and service charges listed without VAT. Lessee pays no commission.



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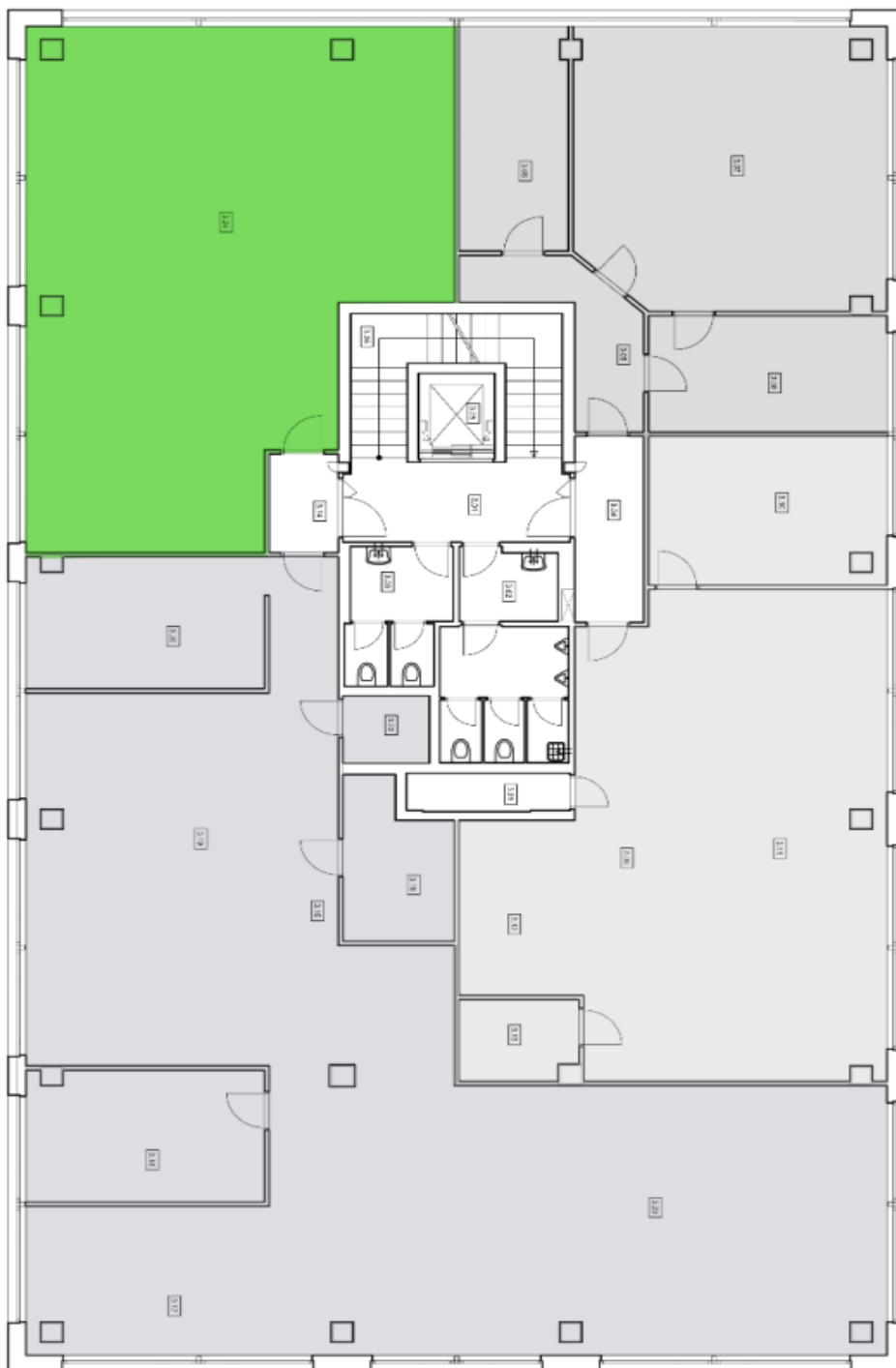




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