



## Office space

€ 15.50 / m<sup>2</sup> | CZK 393 / m<sup>2</sup>

Praha 7, Holešovice, Jankovcova





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Service price	140 CZK monthly per m <sup>2</sup>
Available area	330 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / ps / month
PENB	G
Reference number	17665

First-rate office premises for lease on the 1st floor in a unique project that features a combination of modern office architecture with renovated historic buildings. Seven-storey building with a total area of 6,500 m<sup>2</sup> of leasable space offers more than 90 parking spaces in underground garages. The final phase of the project was completed in 2016.

**Location:**

Project is located in Prague 7, close to the tram stops Ortenovo náměstí, U Průhonu and Dělnická. Number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

**Features and Services:**

- Carpeted raised floor system
- Internal window shading
- Air-conditioning
- Building management system (BMS)
- CCTV for garages and external areas
- Cafés, restaurant and storage
- Fire alarm system
- Sprinklers - security surveillance systems for monitoring garage and outdoor areas
- Card access system for entering parking lot and building

Images might not accurately reflect the current state of the premises.

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

