



Office building

Prague 4, Modřany, Mezi Vodami

Rented



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Service price	120 CZK monthly per m ²
Total building area	10 000 m ²
Tenant consumption	—
Parking	2 250 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	17673

This modern office building is located in the former industrial area of the Orion chocolate factory in Modřany. The A class glass building with five above-ground and two underground floors was built in 2006. The U shape gave rise to a beautiful atrium with greenery, which continues in the spacious outdoor terrace of 250 m².

Location:

The building is situated in Prague 4 with beautiful views of the Vltava River and Chuchle Forest. A tram stop is situated directly in front of the building and two bus stops are also in the vicinity. This location allows easy access to the city and Prague circuits.

Features and Services:

- Representative central reception
- 24/7 security
- Modern lifts
- Magnetic card access system
- CCTV
- Electronic fire and security system
- Open space with possibility of flexible partitioning
- Preparation for structured cabling
- Raised floor 10 cm
- Air-conditioning
- Kitchenettes
- Toilets within the premises
- Storage available
- Green quiet area
- Canteen directly in the building
- Sufficient number of underground parking spaces

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



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