



## Office space

Rented

Prague 3, Vinohrady, Vinohradská



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<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	284 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 145 / pp / month
<b>PENB</b>	A
<b>Reference number</b>	18424

Office space for lease on the 11th floor in an administrative building with the highest international quality standards. The building was designed by Atelier 15 under the direction of Libor Hrdoušek and the renowned Czech architect Radek Lampa.

**Location:**

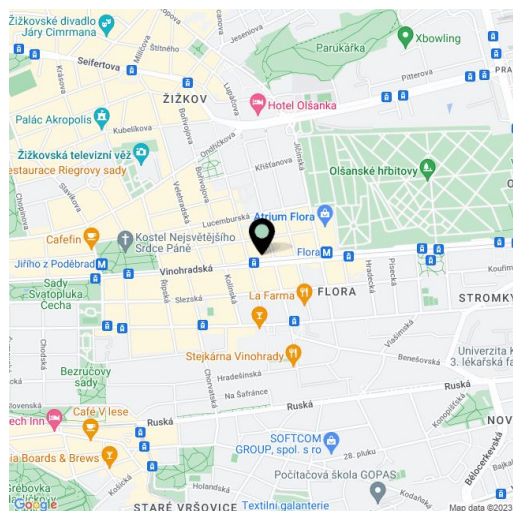
The new administrative project is located in a lucrative district of Prague – Vinohrady, close to tram stops and the Želivského metro station (line A). Good connection to the Prague Ring Road and the D1 highway.

**Features and Services:**

- Central reception
- Continuous security service
- Magnetic-card controlled access
- Smoke detectors, electronic fire signalization
- Sprinklers
- Camera system
- 4 elevators
- Central ventilation and air-conditioning in the entire building supplemented by an individual system of induction units
- Possibility of individual heating regulation in each newly created room
- Interior blinds
- Double floors including floor cases for electrical installations
- Telephone lines and Internet connection
- Possibility of mounting a TV set and SAT socket
- Diesel generator in case of power failure

**Available from January, 2024.**

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





11. patro / 11th floor