



Office space

Prague 4, Michle, Jihlavská

€ 14.20 - 15.50 / m² | CZK 354 - 386 / m²





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Service price	60 CZK monthly per m ²
Available area	571 m ²
Cellar	-
Parking	EUR 100 / ps / month
PENB	C
Reference number	20653

Offices for rent on the 4th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with **terraces being a feature of the two upper floors**. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and operation and A+ class office premises.

Location:

Very good accessibility by car and public transport – the building is located in close vicinity of the Kacerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

Features and Services:

- Flexible office layout
- Noise protection windows, can be opened
- Free of charge space planning for tenants
- Clear height 3 m
- Exterior and interior video walls with HD screens available
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- Individual service kitchens and break rooms
- LEED Gold certification
- Reception desk
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- Reserved parking for electric and hybrid vehicles with charger available
- Underground parking

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

