# svoboda@williams



## Office space

Rented

Prague 4, Michle, Jihlavská











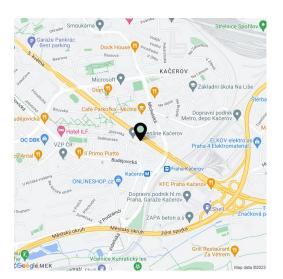




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Service price	102 CZK monthly per m²
Available area	306 m²
Cellar	-
Parking	EUR 110 / ps / month
PENB	С
Reference number	20654



#### Rented

Offices for lease on the 5th 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 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:**

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 serurity 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.

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