



Office building

Prague 10, Strašnice, Vinohradská

Rented



**Office building**

Prague 10, Strašnice, Vinohradská

Rented

| | |
|-------------------------|------------------------------------|
| Service price | 100 CZK monthly per m ² |
| Total building area | 19 303 m ² |
| Tenant consumption | — |
| Parking | - |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | B |
| Reference number | 21055 |

Administrative building offering office space for lease and a wide range of shops and services on the ground floor. Situated on Vinohradská Street.

Location:

Easy accessibility by car and public transport – in close vicinity of tram and bus stops with connections to the Želivského metro station (line A) and about a 10-minute walk to the Strašnická metro station (line A).

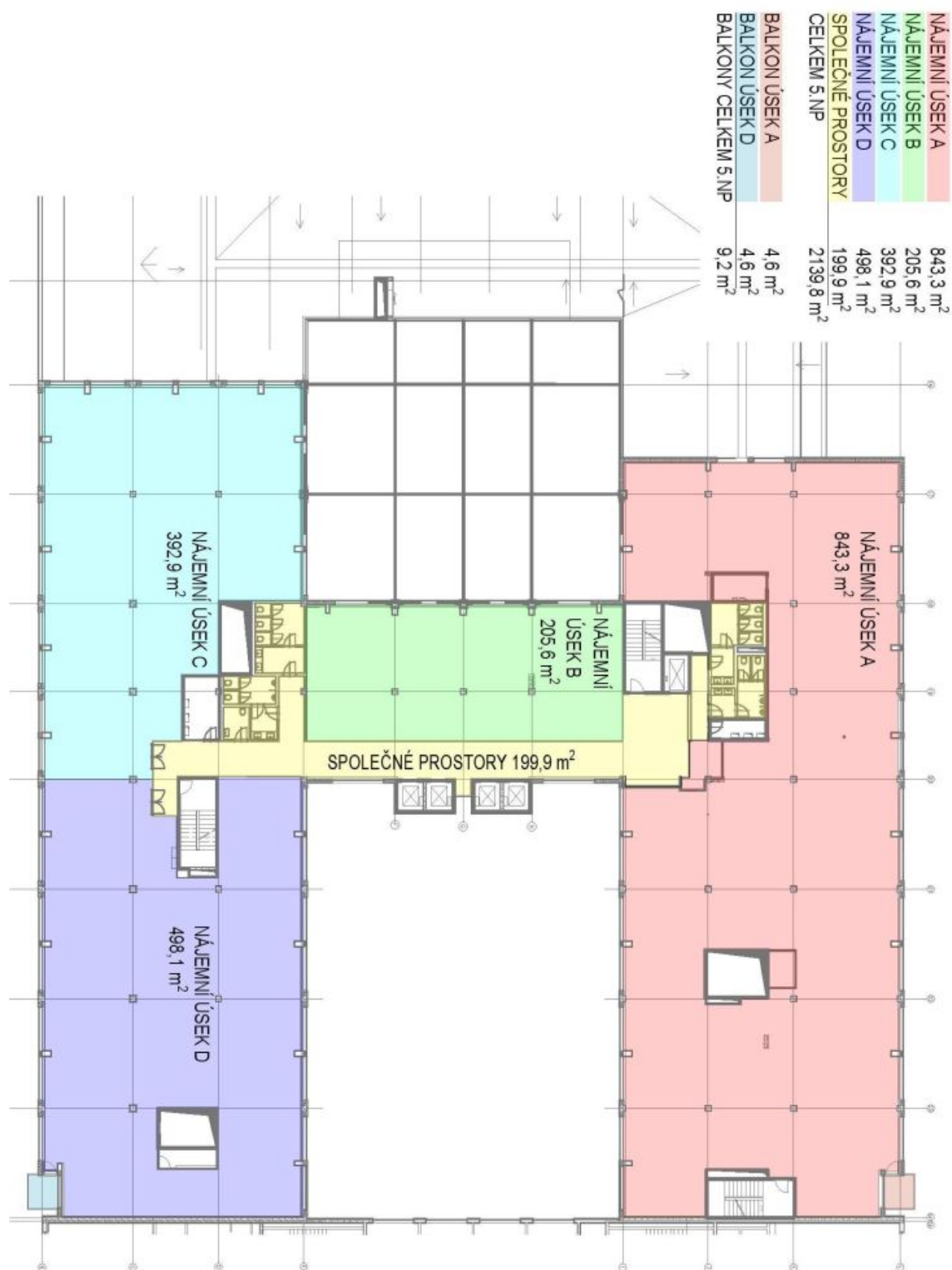
Features and services:

- central reception
- 24/7 access & security
- 14 passenger elevators
- phone switchboard
- openable windows with internal blinds
- mineral suspended ceilings
- 4-pipe fan-coil HVAC system
- central ventilation
- electronic fire & security system
- sprinklers (only in garages, 1st & 2nd floors)
- standard carpet and lighting
- cable perimeter trunking
- telephone & data optical cabling
- storage space
- abundance of garage parking spaces

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

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| | |
|--------------------|-----------------------|
| NÁJEMNÍ ÚSEK A | 232,8 m ² |
| NÁJEMNÍ ÚSEK B | 494,0 m ² |
| NÁJEMNÍ ÚSEK C | 205,6 m ² |
| NÁJEMNÍ ÚSEK D | 307,1 m ² |
| NÁJEMNÍ ÚSEK E | 456,3 m ² |
| SPOLEČNÉ PROSTORY | 203,1 m ² |
| CELKEM 7.NP | 1898,9 m ² |
| TERASA ÚSEK A | 60,1 m ² |
| TERASA ÚSEK B | 39,2 m ² |
| TERASA ÚSEK D | 71,7 m ² |
| TERASA ÚSEK E | 39,0 m ² |
| TERASY CELKEM 7.NP | 210,0 m ² |

