



# Office building

850 m<sup>2</sup>, Prague 2, Vinohrady, Dykova

Rented



**Office building**850 m<sup>2</sup>, Prague 2, Vinohrady, Dykova**Rented**

Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	21127

Representative three story 1930's villa with two terraces and a large garden (1 200 sqm.) offering office premises for lease in an attractive location of Vinohrady.

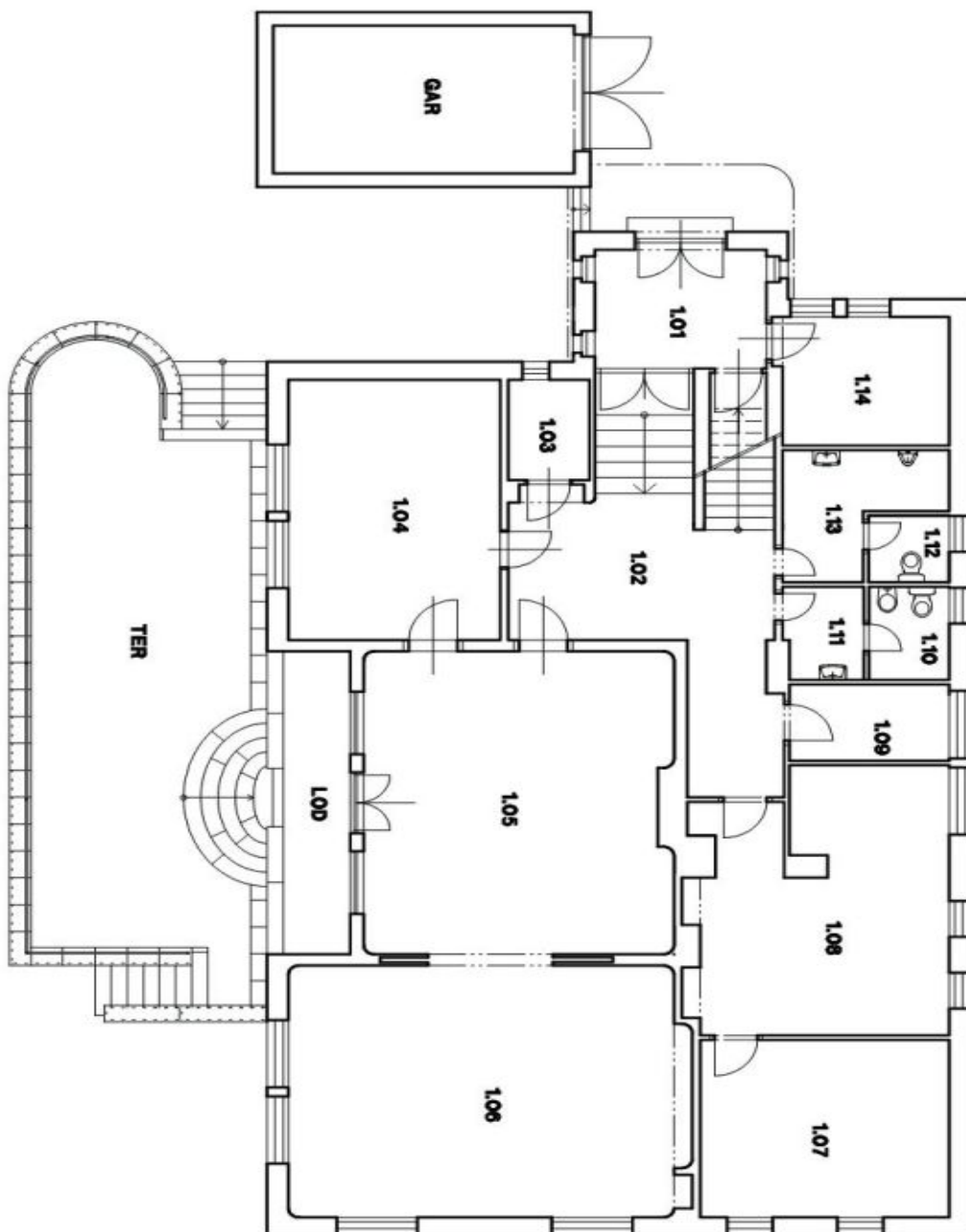
**Location:**

Excellent transportation connections – just a few minutes' walk from the Jiřího z Poděbrad (line A) metro station, moments from a tram stop and close to a city highway with direct connection to the D1 highway. All essential amenities in the vicinity incl. a wide range of quality restaurants and cafes. In close vicinity of Bezručovy Park and not far from Grébovka and Rieger parks.

**Features and services:**

Beautiful garden with mature trees, bushes and a fountain. The villa's downstairs features a reception room and 2 interconnected formal rooms, one with a fireplace and terrace access. The second floor formal room has a large terrace with a view over Vinohrady's green parks and beyond. Each floor has several rooms, excl. the basement, which has a separate entrance and a large open space (could be divided into three rooms). There are washrooms, toilets, and fitted kitchenettes on each floor including the basement. Original parquet floors, marble in bathrooms, carpets, alarm, telephone lines, Internet.

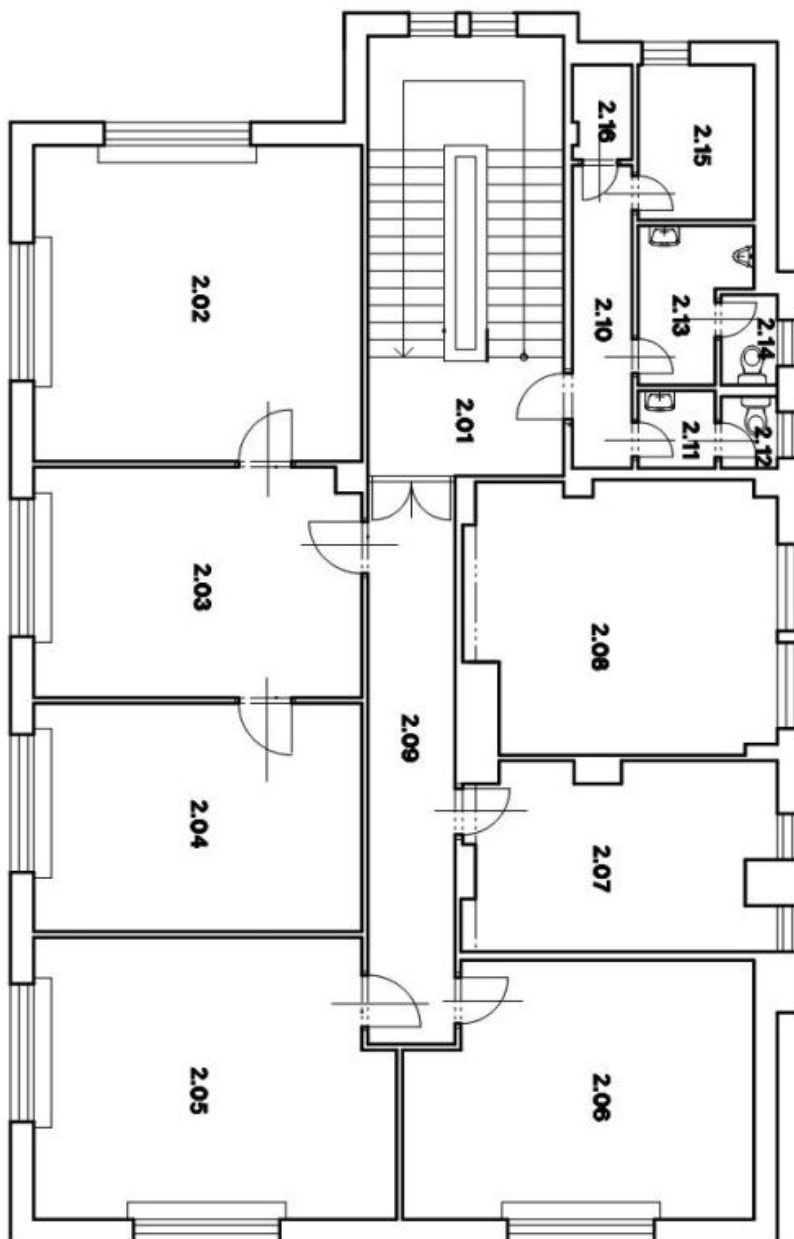
Rental price **CZK 218/m<sup>2</sup>/month**. Rental and service charges listed without VAT. Lessee pays no commission.



**TABULKA MÍSTNOSTI**

Číslo	Plocha
1.01	8,4 m <sup>2</sup>
1.02	26,07 m <sup>2</sup>
1.03	3,4 m <sup>2</sup>
1.04	22,9 m <sup>2</sup>
1.05	38,4 m <sup>2</sup>
1.06	4,15 m <sup>2</sup>
1.07	18,3 m <sup>2</sup>
1.08	26,7 m <sup>2</sup>
1.09	5,1 m <sup>2</sup>
1.10	3,1 m <sup>2</sup>
1.11	3,0 m <sup>2</sup>
1.12	2,2 m <sup>2</sup>
1.13	6,6 m <sup>2</sup>
1.14	9,1 m <sup>2</sup>
GARAZ	88,5 m <sup>2</sup>
LODŽIE	10,5 m <sup>2</sup>
TERASA	65,0 m <sup>2</sup>



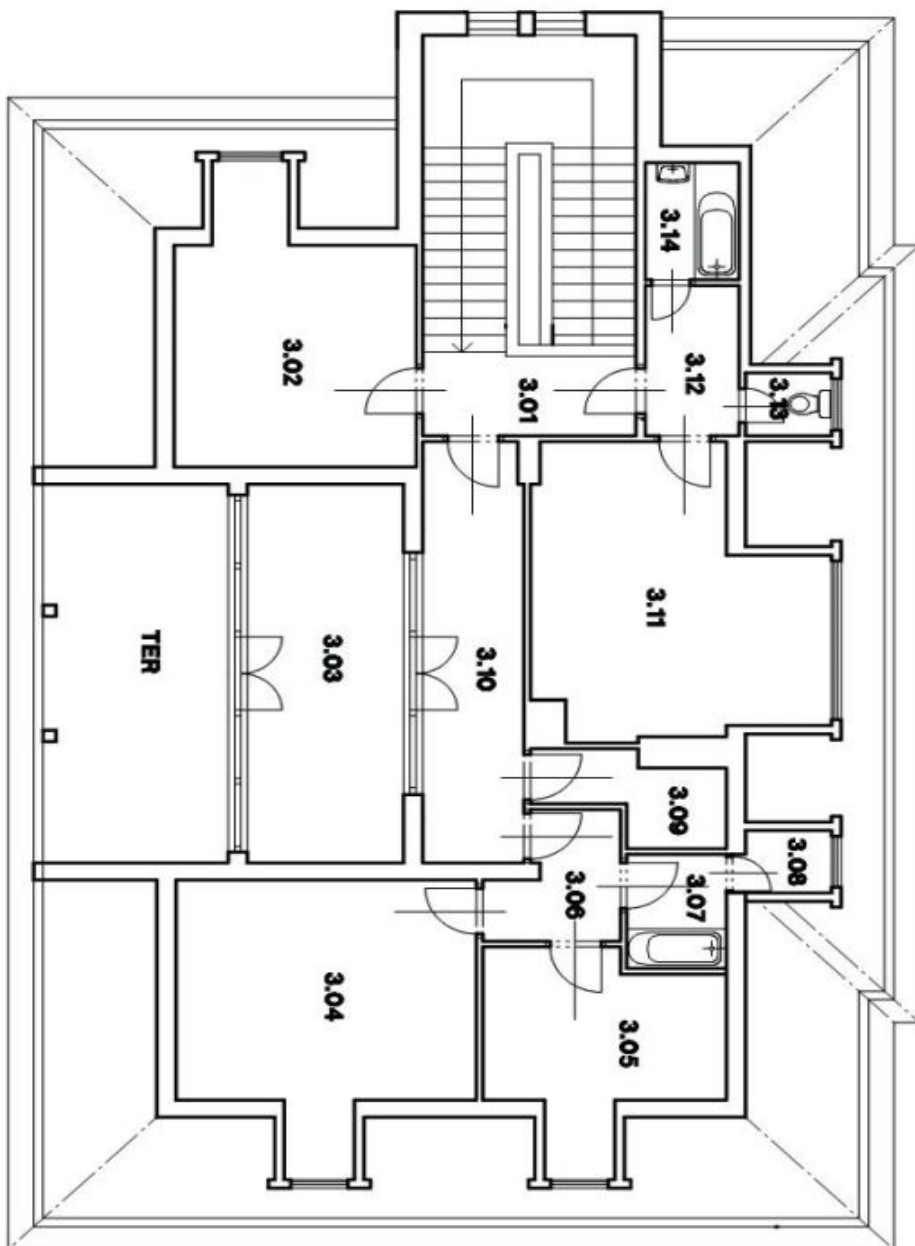


**2NP**

**TABULKA MÍSTNOSTI**

ČÍSLO	PLŮCHA
2.01	25,6 m <sup>2</sup>
2.02	30,8 m <sup>2</sup>
2.03	22,3 m <sup>2</sup>
2.04	22,2 m <sup>2</sup>
2.05	29,3 m <sup>2</sup>
2.06	22,5 m <sup>2</sup>
2.07	16,6 m <sup>2</sup>
2.08	24,1 m <sup>2</sup>
2.09	14,6 m <sup>2</sup>
2.10	5,37 m <sup>2</sup>
2.11	1,8 m <sup>2</sup>
2.12	1,2 m <sup>2</sup>
2.13	4,4 m <sup>2</sup>
2.14	1,5 m <sup>2</sup>
2.15	5,3 m <sup>2</sup>
2.16	1,6 m <sup>2</sup>

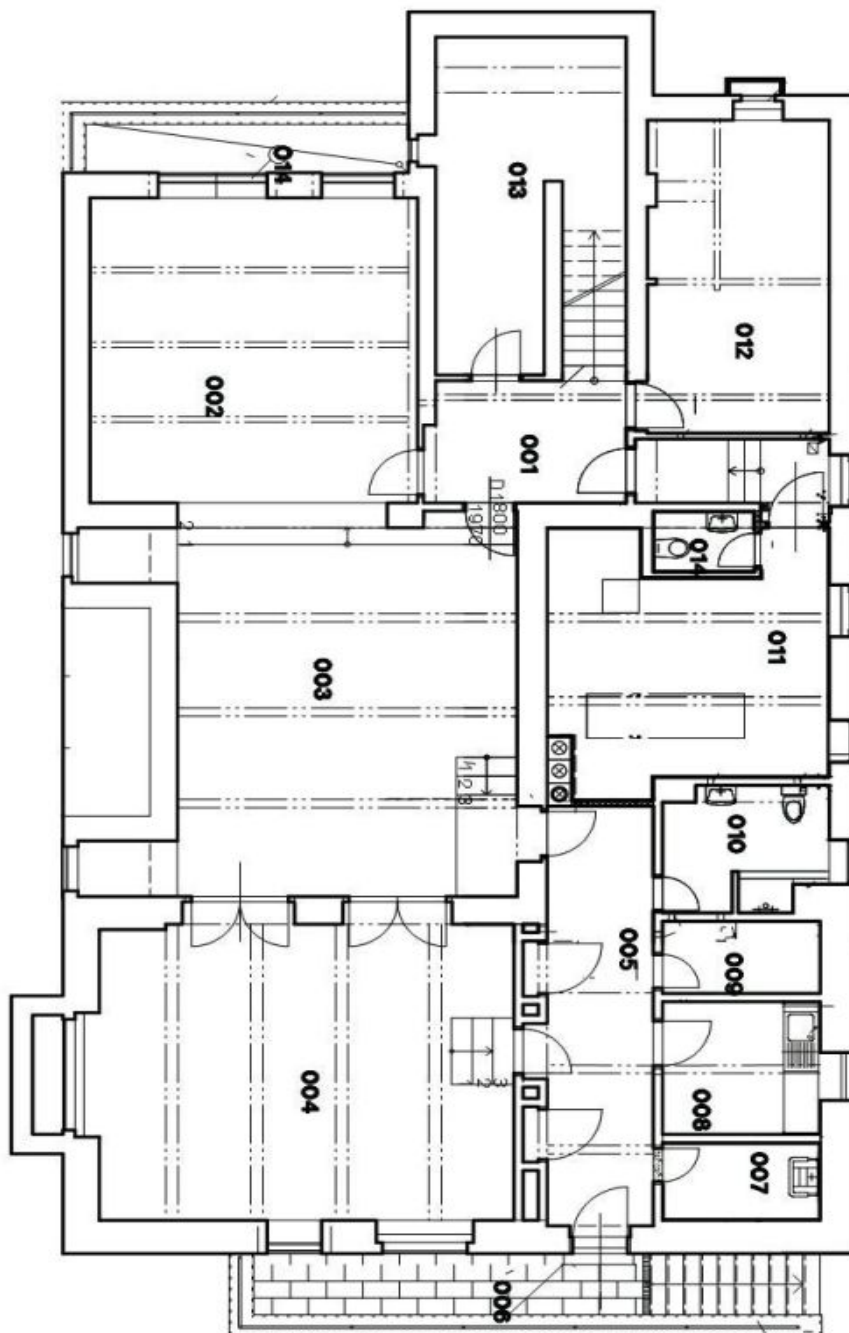




**3NP**

**TABULKA MÍSTNOSTÍ**

(1510)	PLŮCHA
3.01	23,6 m <sup>2</sup>
3.02	16,6 m <sup>2</sup>
3.03	16,3 m <sup>2</sup>
3.04	19,8 m <sup>2</sup>
3.05	11,0 m <sup>2</sup>
3.06	4,1 m <sup>2</sup>
3.07	3,1 m <sup>2</sup>
3.08	1,6 m <sup>2</sup>
3.09	3,7 m <sup>2</sup>
3.10	11,7 m <sup>2</sup>
3.11	20,6 m <sup>2</sup>
3.12	3,9 m <sup>2</sup>
3.13	1,5 m <sup>2</sup>
3.14	3,0 m <sup>2</sup>
TERASA	19,3 m <sup>2</sup>



suterén / underground

**TABULKA MÍSTNOSTI**

ČÍSLO	PLOCHA
001	10,8 m <sup>2</sup>
002	29,7 m <sup>2</sup>
003	39,73 m <sup>2</sup>
004	40,0 m <sup>2</sup>
005	12,2 m <sup>2</sup>
006	7,6 m <sup>2</sup>
007	3,6 m <sup>2</sup>
008	6,2 m <sup>2</sup>
009	3,4 m <sup>2</sup>
010	5,9 m <sup>2</sup>
011	19,4 m <sup>2</sup>
012	16,8 m <sup>2</sup>
013	15,9 m <sup>2</sup>
014	1,9 m <sup>2</sup>