



# Office space

Prague 4, Krč

Sold





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Service price	92 CZK monthly per m <sup>2</sup>
Available area	421 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	24645

Office space of 420.5 m<sup>2</sup> boasting cooled ceilings and the possibility of a flexible layout, occupying the whole last 4th floor of a newly renovated, low-energy office building.

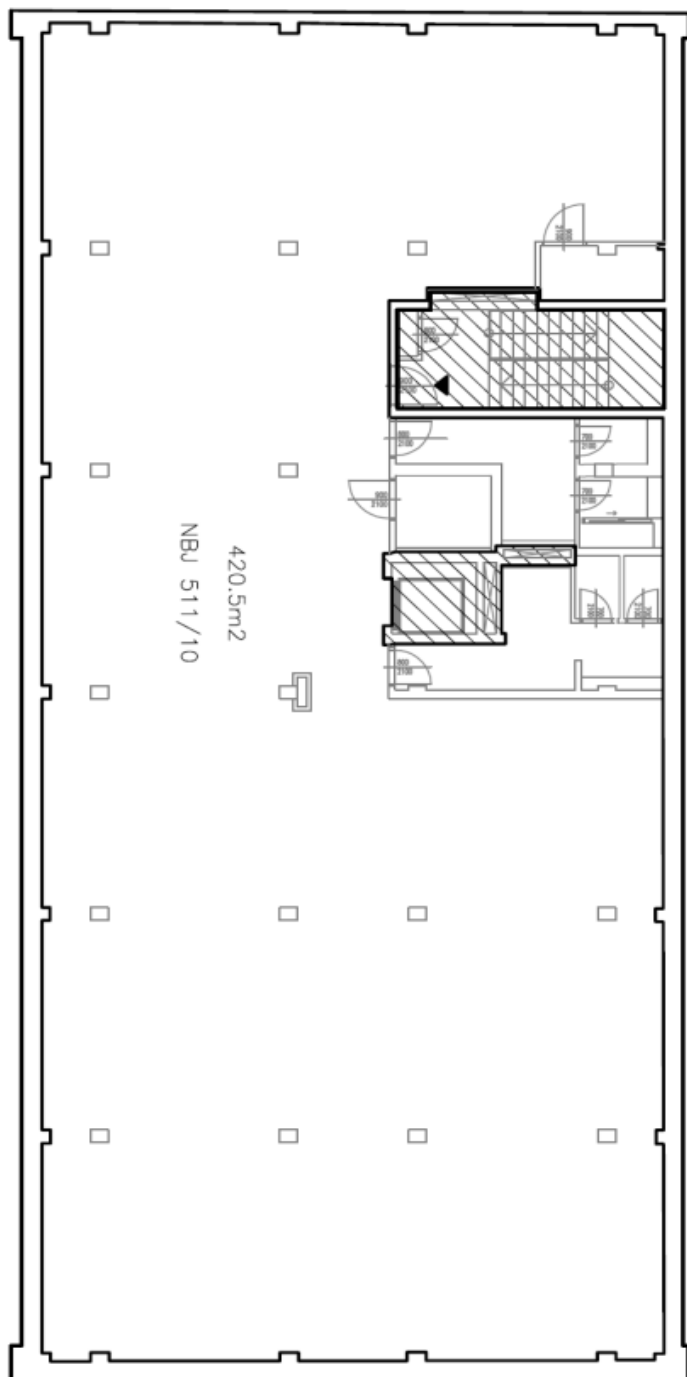
### Location:

The building is located in a prime business area of Pankrác, Prague 4. One of the main advantages is excellent accessibility to downtown Prague, thanks to the proximity of the Southern link (Jižní spojka), the Prague ring road (Pražský okruh) and the highways D1 and D5. The building is situated only 2 bus stops or a 10-minute walk from the Budějovická metro station (Line C). The location features full amenities; nearby is a post office, City District Office, restaurants, cafes and other services, including the OC Arkady Pankrac and DBK Budějovická shopping malls.

### Facilities and services:

- Flexible solution allowing both open space and cell offices
- Air-conditioning
- Carpet flooring according to client
- Openable windows with electrically controlled exterior blinds
- Toilets and kitchen for each unit and preparation for the second kitchen
- Possibility to purchase outdoor parking spaces at extra cost

There are 2 parking spaces available for floor for the price of CZK 200,000 / parking without VAT.



schema 5 NP

- společné prostory
- ohraničení jednotky
- vnitřní dělení prostor