



## Office space

Praha 7, Holešovice, Jankovcova

€ 16.50 / m<sup>2</sup> | CZK 418 / m<sup>2</sup>



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<b>Service price</b>	140 CZK monthly per m <sup>2</sup>
<b>Available area</b>	522 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	118 m <sup>2</sup>
<b>Parking</b>	EUR 120 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	27149

First-rate office premises in a unique project that features a combination of modern office architecture with renovated historic buildings. Seven-storey building with a total area of 6,500 m<sup>2</sup> of leasable space offers more than 90 parking spaces in underground garages. The final phase of the project was completed in 2016.

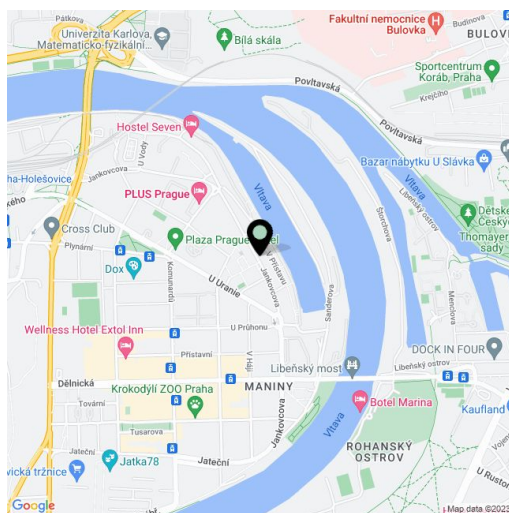
**Location:**

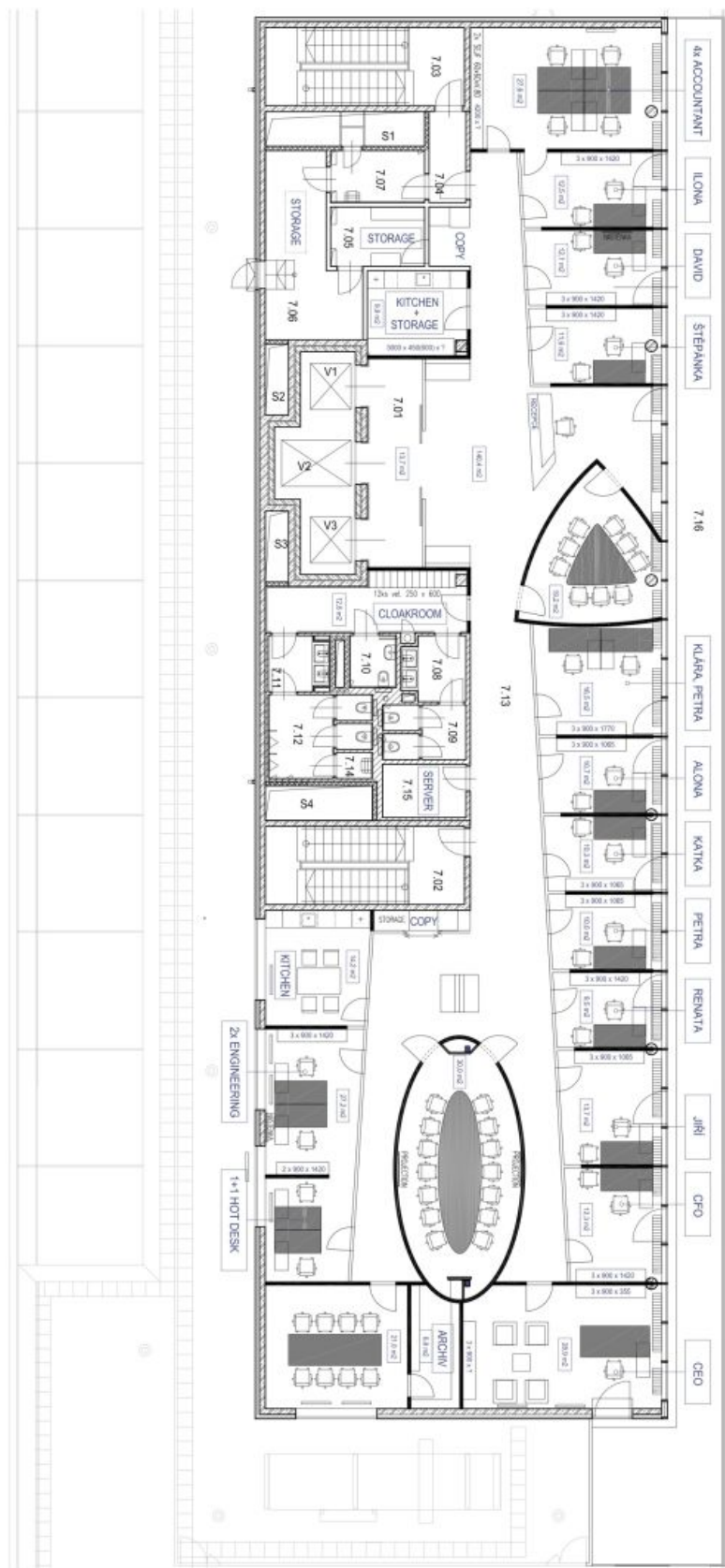
Project is located in Prague 7, close to the tram stops Ortenovo náměstí, U Průhonu and Dělnická. Number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

**Features and Services:**

- Carpeted raised floor system
- Internal window shading
- Air-conditioning
- Building management system (BMS)
- CCTV for garages and external areas
- Cafés, restaurant and storage
- Fire alarm system
- Sprinklers - security surveillance systems for monitoring garage and outdoor areas
- Card access system for entering parking lot and building
- Terrace

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





**TABULKA MÍSTNOSTÍ**

Číslo místnosti	Užitá plocha	Objem	Typ místnosti	Plocha
7.01	13,7	7,13	KANCELÁŘ	9,2
7.02	17,9	7,14	OKALDO	1,1
7.03	17,9	7,15	KUCHYŇ (SERVÉR)	5,3
7.04	4,0	7,16	TEPEKSA	117,5
7.05	6,7	V1	VÝTĚH	4,9
7.06	16,8	V2	VÝTĚH	7,0
7.07	5,9	V3	VÝTĚH	4,9
7.08	4,7	S1	INSTALAČNÍ ŠKAFKA	6,6
7.09	5,3	S2	INSTALAČNÍ ŠKAFKA	2,0
7.10	2,9	S3	INSTALAČNÍ ŠKAFKA	2,0
7.11	4,1	S4	INSTALAČNÍ ŠKAFKA	4,3