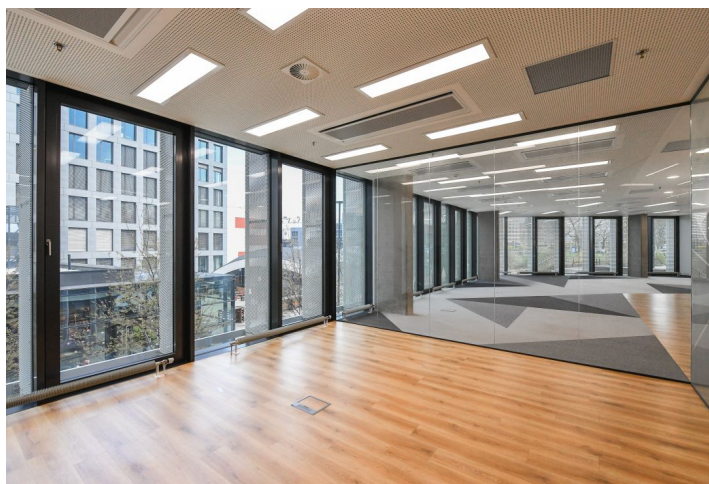


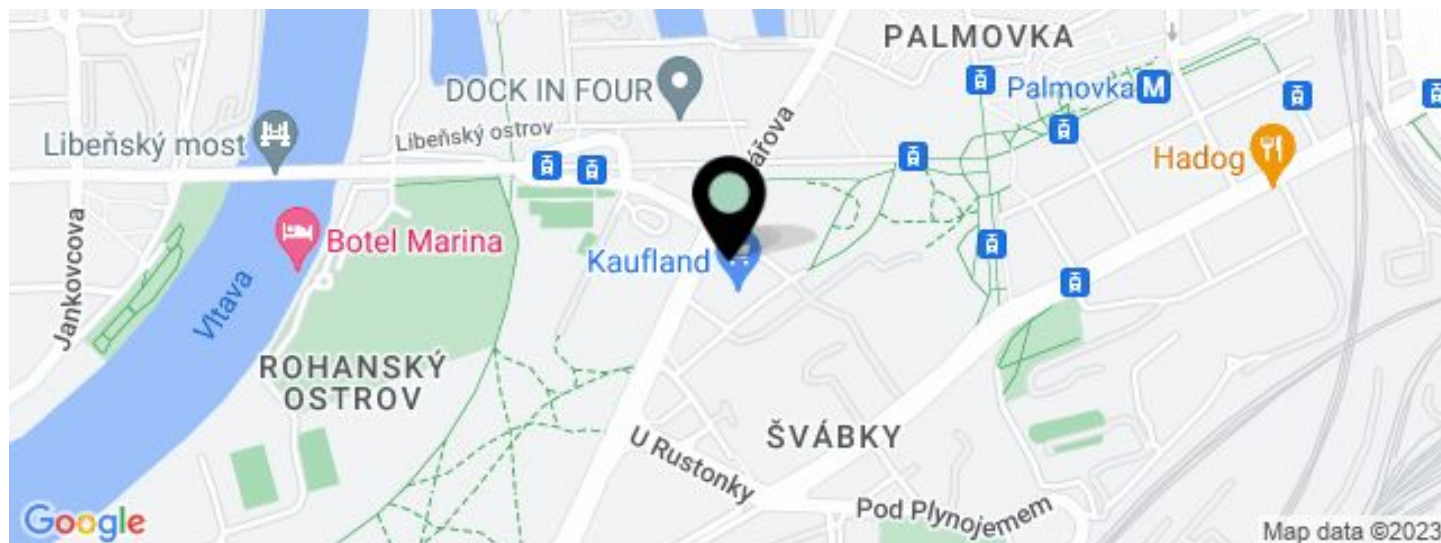


## Office building

€ 15.90 - 18.90 / m<sup>2</sup> | CZK 403 - 480 / m<sup>2</sup>

1 357 m<sup>2</sup>, Prague 8, Libeň, Voctářova



**Office building****€ 15.90 - 18.90 / m<sup>2</sup> | CZK 403 - 480 / m<sup>2</sup>**1 357 m<sup>2</sup>, Prague 8, Libeň, Voctářova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	692 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.90 / m <sup>2</sup>
Office space, 5th floor	665 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 18.90 / m <sup>2</sup>





## Office building

1 357 m<sup>2</sup>, Prague 8, Libeň, Voctářova

€ 15.90 - 18.90 / m<sup>2</sup> | CZK 403 - 480 / m<sup>2</sup>

Service price	170 CZK monthly per m <sup>2</sup>
Total building area	25 905 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	29514

The new administrative project consists of three buildings and offers retail and office premises for lease. The complex is a unique combination of two new administrative buildings and a renovated protected structure.

“Building 3” has a glass lobby with a reception lounge, which is the connecting element with “Building 0,” where there is a cafe and a dining room for the entire complex. The ground floor boasts a water feature, natural landscaping and a new park adjacent to the Libeň Bridge. “Building 4” has a high variability of office space covering 7 floors with both commercial and warehouse space. There is a spectacular atrium and a rooftop garden terrace.

### Location:

The complex is located in a dynamic developing area of Prague 8 with excellent amenities and transport accessibility by car and public transport. In the immediate vicinity of the Palmovka metro station (line B), tram stops and bus station.

### Features and Services:

- Reception desk
- Access controlled using magnetic cards
- 24/7 control center
- Fire protection (EPS, sprinklers)
- Camera system monitoring entire complex
- Flexible office area
- Air-conditioning
- Openable windows
- External window blinds with individual electronic control
- Fully accessible double floor including floor boxes for cables
- ISDN telephone lines with the possibility of Internet connection
- Cooling beams
- Storage units in the basement
- Green areas between buildings and in the surroundings
- Café and cafeteria
- Underground parking

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