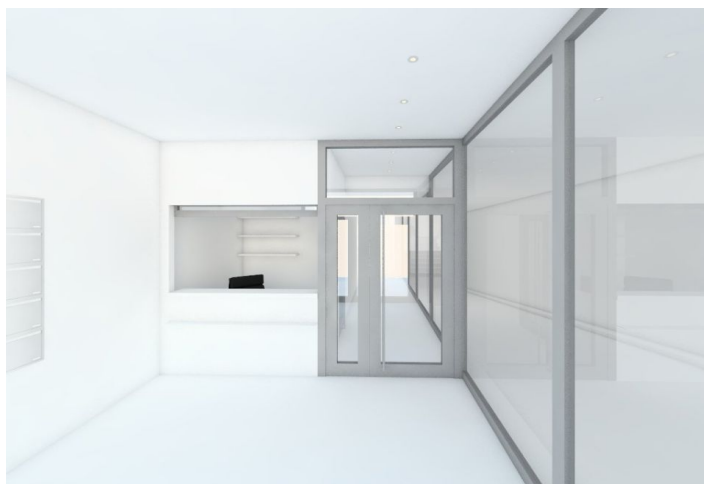




## Office space

€ 11.30 - 11.91 / m<sup>2</sup> | CZK 280 - 295 / m<sup>2</sup>

Prague 9, Vysočany, Pod pekárny





## Office space

Prague 9, Vysočany, Pod pekárny

€ 11.30 - 11.91 / m<sup>2</sup> | CZK 280 - 295 / m<sup>2</sup>

|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 85 CZK monthly per m <sup>2</sup> |
| Available area   | 152 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | CZK 1900 / ps / month             |
| PENB             | D                                 |
| Reference number | 30790                             |

Office premises for lease in a corner office building. The size of a typical floor is about 390 m<sup>2</sup> and it is possibility to split it into two separate units. The internal layout may be either open plan or individual offices. For secure office access, magnetic cards are used. The majority tenant is allowed to place a large banner on the building. Tenants will have access to the courtyard with a cozy garden. There are 27 parking spaces in the underground garage (two underground floors).

**Location:**

The building is located in a residential area in Prague 9 – Vysočany, just a few steps from the tram stop and close to the Fénix department store. The Vysočanská metro station (line B) is a 5-minute walk away. All civic amenities and a quiet forest park featuring the well-known Ema Destinová viewpoint are nearby.

**Facilities and services:**

- air conditioning
- radiators
- openable windows
- modern elevator
- flexible floor plan
- reception
- 24/7 security service
- magnetic card access
- parking in underground garages

Rents and fees are listed without VAT. Tenants do not pay a commission.

