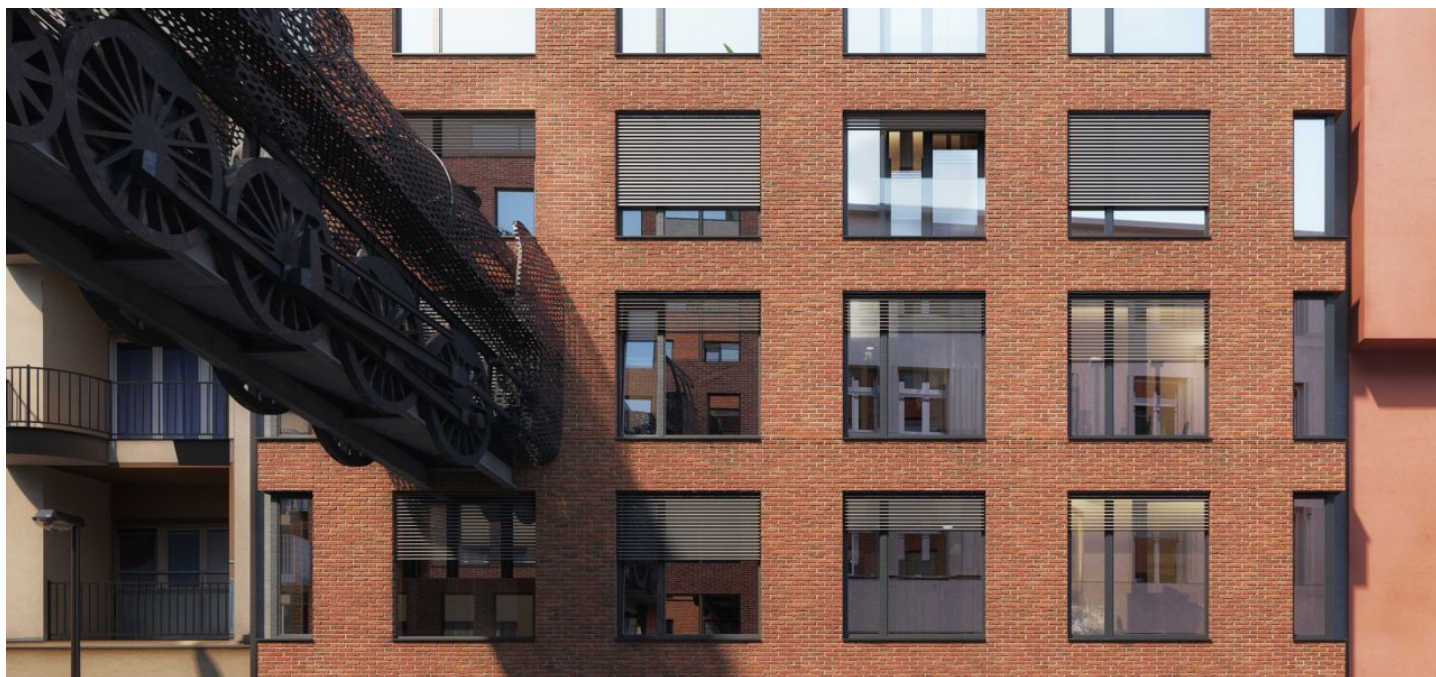




## Office building

851 m<sup>2</sup>, Prague 9, Libeň, Lihovarská

€ 13.80 / m<sup>2</sup> | CZK 349 / m<sup>2</sup>



**Office building**851 m<sup>2</sup>, Prague 9, Libeň, Lihovarská**€ 13.80 / m<sup>2</sup> | CZK 349 / m<sup>2</sup>**

Service price	125 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	3 000 - 2 500 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	35203

**Eight-storey multifunctional building offers office space for lease. The dominant element of the building is a footbridge in the shape of a locomotive.**

The author of the project is sculptor David Černý in cooperation with Czech architect Tomáš Císař. The locomotive refers to an accident in 1895 that ran through the hall and broke through the glass station wall.

**Location:**

Easy access by car and public transport, transport infrastructure is within walking distance of about four minutes - metro stations Českomoravská (line b) and Vysočanská (line B), tram stops Balabenka, Ocelářská, Divadlo Gong and train station Praha-Libeň. There are also all civic amenities including Galerie Fénix shopping center and Galerie Harfa.

**Features and Services:**

- Separate elevator to non-residential premises
- Central district heating and air conditioning
- Barrier-free access
- Floor load capacity 250 kg/sq. m
- Ground clearance 2.67 - 2.82 m
- Openable windows with exterior blinds
- Multi-fibre optic cable to the floor data cabinet
- Double floor
- Complete sanitary facilities
- Management and technical facilities in the 1st floor of the building
- Access to the building secured by chips

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



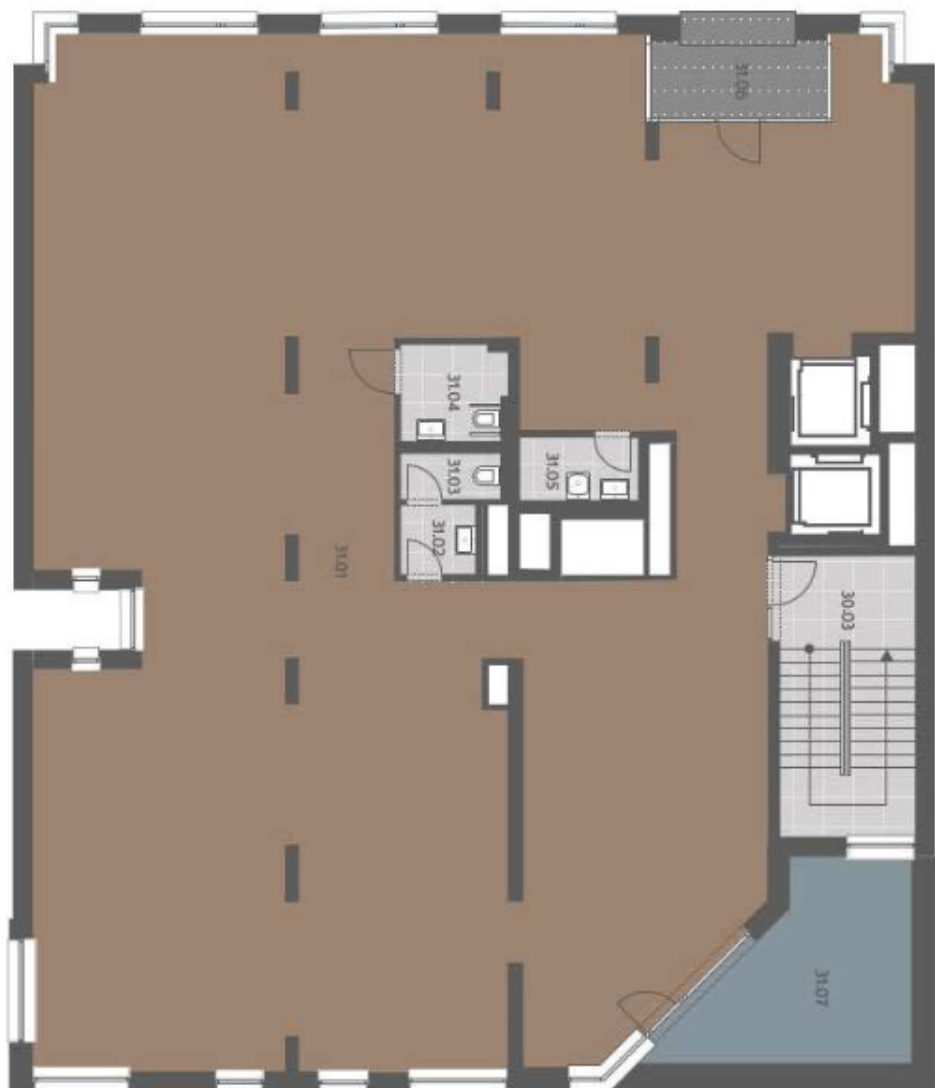
# Office building

851 m<sup>2</sup>, Prague 9, Libeň, Lihovarská

€ 13.80 / m<sup>2</sup> | CZK 349 / m<sup>2</sup>



ČPP  
205 m<sup>2</sup>



ČPP  
316 m<sup>2</sup>

2. patro / 2nd floor



3. patro / 3rd floor

ČPP  
302 m<sup>2</sup>