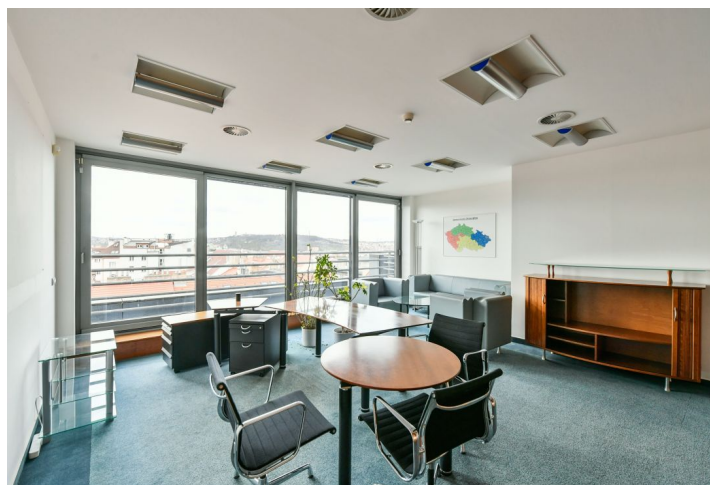


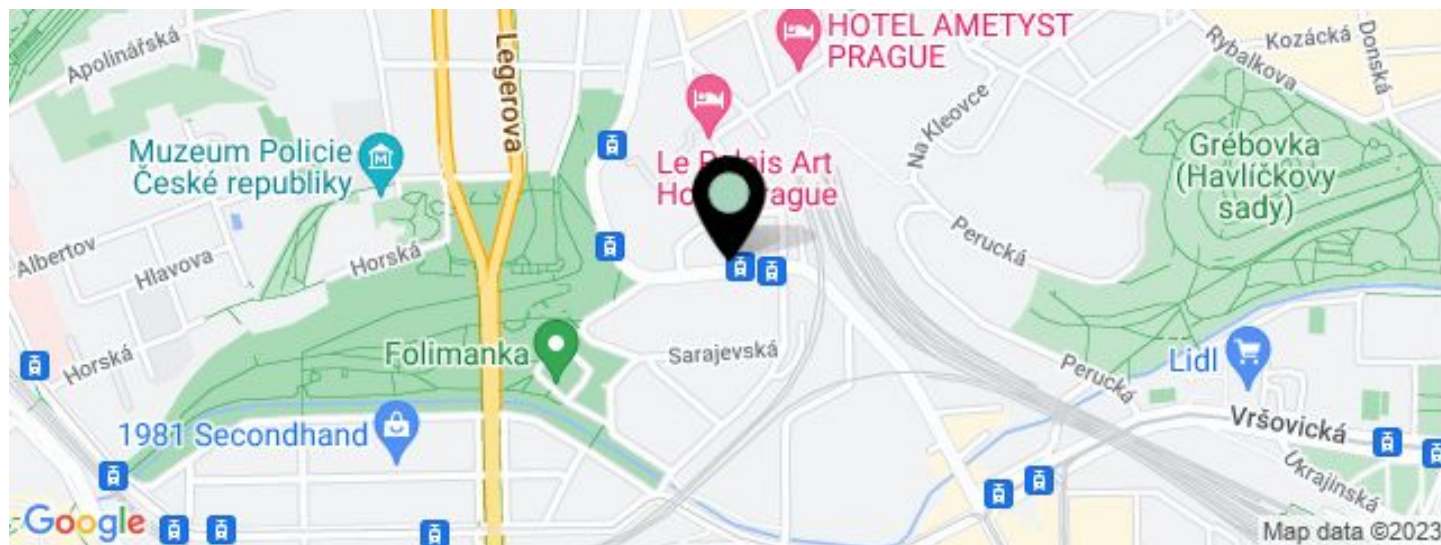


## Office building

1271 m<sup>2</sup>, Praha 2, Vinohrady, Bělehradská

€ 13.00 / m<sup>2</sup> | CZK 329 / m<sup>2</sup>



**Office building****€ 13.00 / m<sup>2</sup> | CZK 329 / m<sup>2</sup>**1271 m<sup>2</sup>, Praha 2, Vinohrady, Bělehradská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terraces	638 m <sup>2</sup>	110 CZK monthly per m <sup>2</sup>	Yes	€ 13 / m <sup>2</sup>
Office space, 5th floor	633 m <sup>2</sup>	110 CZK monthly per m <sup>2</sup>	Yes	€ 13 / m <sup>2</sup>



## Office building

1 271 m<sup>2</sup>, Praha 2, Vinohrady, Bělehradská

€ 13.00 / m<sup>2</sup> | CZK 329 / m<sup>2</sup>

Total building area	7 924 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	42256

An administrative building located in the city center offering up to 8,000 sq. m. of office space on seven floors. The building was completed in 1998 by Czech architect Ing. arch. Martin Kotík. Raster, point, and structural façade with a framed fire protection structure with a shading system. The basement offers two levels of parking with two automated parking systems. There are two elevators, kitchenettes, toilets and ample terraces with views. The building also has openable windows, CCTV, carpets, and smoke detectors.

### Location:

Excellent accessibility by car and public transport. The I.P. Pavlova tram stop and I.P. Pavlova metro station (line C) are nearby. Wenceslas Square is 10 minutes away by metro or tram. Complete civic amenities in the vicinity.

### Features and services:

- Floor boxes
- Carpets
- Kitchenettes
- Sanitary facilities
- Fan coils
- Alarm
- Lighting
- Terraces
- Double floor
- Openable windows
- Smoke detector
- CCTV
- 2 elevators
- Underground parking

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

