



## Office space

€ 13.95 - 15.45 / m<sup>2</sup> | CZK 350 - 388 / m<sup>2</sup>

Prague 7, Holešovice, U garáží



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|                         |                                    |
|-------------------------|------------------------------------|
| <b>Service price</b>    | 130 CZK monthly per m <sup>2</sup> |
| <b>Available area</b>   | 436 m <sup>2</sup>                 |
| <b>Cellar</b>           | -                                  |
| <b>Terrace</b>          | 99 m <sup>2</sup>                  |
| <b>Parking</b>          | EUR 120 / pp / month               |
| <b>PENB</b>             | C                                  |
| <b>Reference number</b> | 42261                              |

Office space for lease on the 6th floor in an original modern architectural designed office building complex. The building allows for a simple and flexible floor space design, meeting the requirements of both large and smaller companies. The building will provide a leasable area of more than 22.000 square metres, including retail space for shops and service providers on the ground floor of the building. A car park for approximately 190 cars will be available in the basement.

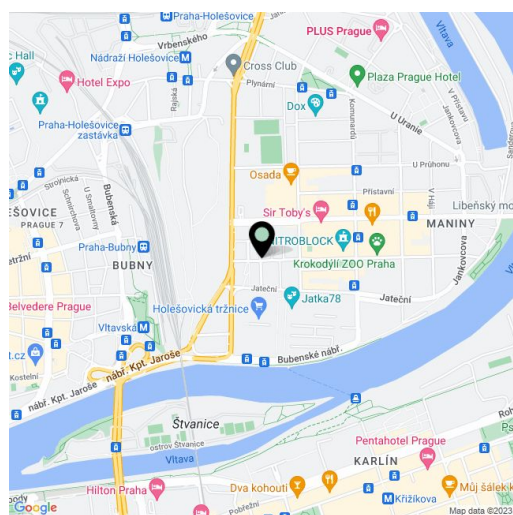
**Location:**

The building is located at the intersection of the Argentinská, Tusarova and Jateční streets, in the central part of Holešovice (Prague 7) and is easily accessible by car by turning off Argentinská Street. There is also a nearby tram stop and an exit from the Vltavská underground station.

**Features and Services:**

- Air conditioning
- Clear height 3 m
- Openable windows
- Terrace (99 m<sup>2</sup>)
- Parking space
- Cafe, bistro, restaurant
- Representative reception
- Kolárna
- Security 24/7
- Underground garage
- Intelligent building management system

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





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