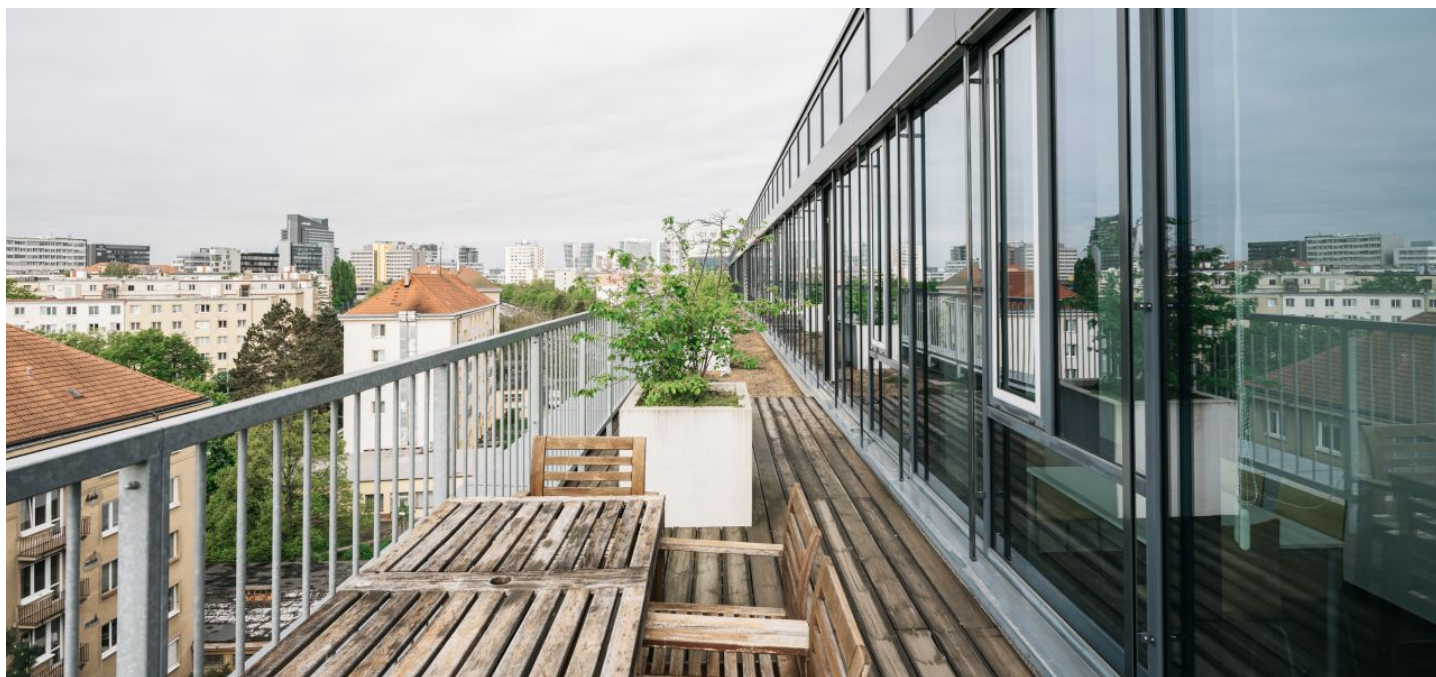




## Office space

Prague 4, Michle, Jihlavská

€ 17.81 / m<sup>2</sup> | CZK 440 / m<sup>2</sup>



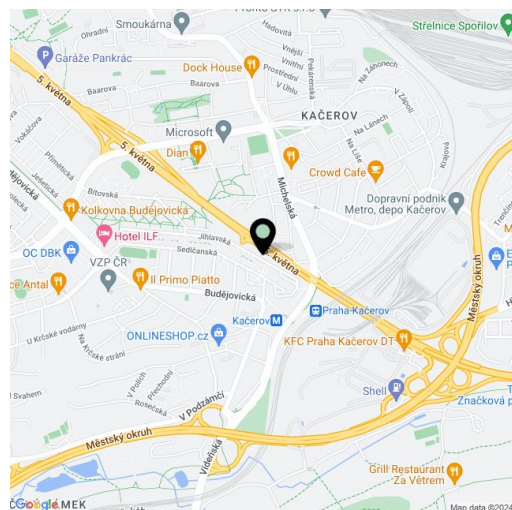


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|                  |   |
|------------------|---|
| Service price    | 98 CZK monthly per m <sup>2</sup>       |
| Available area   | 311 m <sup>2</sup>                      |
| Cellar           | -                                       |
| Terrace          | 73 m <sup>2</sup>                       |
| Parking          | 4 parking spaces - EUR 121 / ps / month |
| PENB             | C                                       |
| Reference number | 42468                                   |



Offices for sublease until January 2026 on the 7th floor of modern multi-functional shopping and office project. There will be 4 underground parking levels and 7 above ground floors (including ground floor), with terraces being a feature of the two upper floors. Meeting and conference facilities are located on the ground floor, as well as a separate lounge area and café. The building will offer high tech features relating to the access, management and operation and A+ class office premises.

The space is divided into reception, openspace, meeting rooms, kitchenette with relax zone and storage. Possibility of lease extension. Terrace lease: 3,56 EUR/sq. m/month.

**Location:**

Very good accessibility by car and public transport – the building is located in close vicinity of the Kacerov Metro station (line C), from where the Central Business District and residential areas are easily reached. There is a direct exit from D1 highway to the building. Clients often travelling by plane will enjoy also the quick and hassle free drive to and from the Václav Havel Airport Prague.

**Features and Services:**

- Central reception
- Clear height 3 m
- Openable windows, noise absorbing
- Air conditioning
- Raised floors
- Sprinkler throughout the building
- LEED Gold certification
- 24/7 security service
- Access by magnetic card
- CCTV
- Smoke detector and emergency speakers
- Storage areas in basement
- Bicycle garage with change room and showers
- 4 parking places

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



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