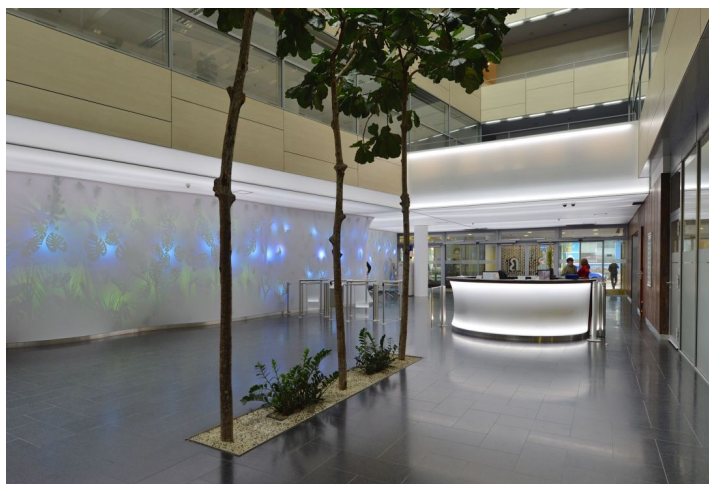




## Office space

Prague 4, Michle, Vyskočilova

Rented





Prague 4, Michle, Vyskočilova

Service price	149 CZK monthly per m <sup>2</sup>
Available area	286 m <sup>2</sup>
Cellar	-
Parking	EUR 125 / ps / month
PENB	D
Reference number	42568

Office premises for lease on 2nd floor of modern administrative building meeting the highest international standards. Office space can be used as open plan, separate units or combination of both possibilities.

**Location:**

Office space situated in the location of Prague 4, one of the city's most office developing areas. This location is very easy accessible by public transport. Budějovická metro station (line C) is linked by a complimentary shuttle bus service and is within 5 minutes walking distance from the building. There is also public transport bus station located directly in front of the building and it takes only one bus stop to Budějovická metro station. The other big advantage is the immediate connection to Prague's thoroughfare and also to the highway D1 going to Brno, Budapest and Vienna.

**Features and Services:**

- Flexible layout concept
- Suspended ceilings
- Sprinkler system – partly
- Raised floors
- Floor boxes
- Sufficient number of telephone lines, possibility of connecting fibre optic cable
- Air-conditioning/ 4 pipe fan coil system
- External or internal sun blinds
- Modern elevators
- CCTV and electronic security system
- 24/7 security service and access
- Access card system
- Reception
- Extensive Canteen
- Café, restaurant, coffee shop and fitness centre within BB Centrum
- Excellent visibility from the highway D1
- Roof terrace accessible to all tenants

Photos may not represent the actual condition of the premises.

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

