

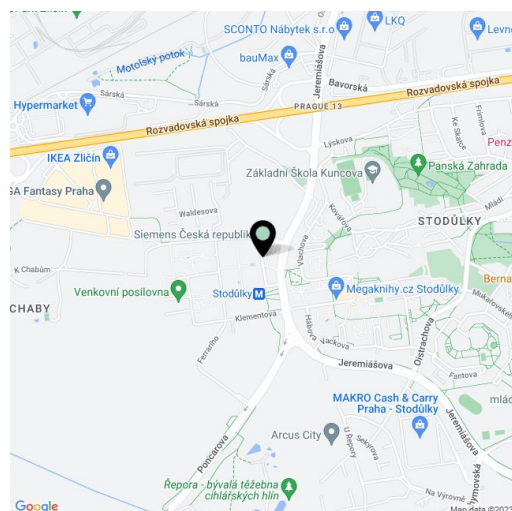


## Retail space

**Rented**

Prague 5, Stodůlky, Siemensova

<b>Service price</b>	190 CZK monthly per m <sup>2</sup>
<b>Available area</b>	121 m <sup>2</sup>
<b>Parking</b>	EUR 90 / pp / month
<b>PENB</b>	A
<b>Reference number</b>	43695



Retail space for lease of an administrative building situated in a developing area of Prague 5. The building has been awarded with a LEED GOLD certificate and is part of the office complex, located mainly in the pedestrian zone, surrounded almost entirely by green areas. The space also include a warehouse of 52,7 sq. m.

**Location:**

Excellent accessibility by public transport and by car – directly on the metro station Stodůlky (line B), direct connection to the D5 motorway, Prague ring road and main roads linking the administrative complex to the city center and the Vaclav Havel Airport Prague.

**Facilities and services:**

- Central reception and 24/7 security service
- CCTV system monitoring the building and its surroundings
- Atrium with green areas
- Central ventilation and air-conditioning of all spaces of the building
- Individual temperature control in each room
- Openable windows in all spaces, external sun-blinds
- Raised floor including floor cases for electrical installations
- Connection to the internet service provider, ISDN telephone lines, fiber optic cables
- Possibility to advance the power source in case of power failure
- Magnetic card-controlled access into the building within the building and elevators
- Electronic smoke detectors and automated sprinkler system
- Cafeteria and restaurant within the complex
- Parking spaces in the underground garage

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