# svoboda@williams



# Office space

Prague 5, Bucharova

## Rented















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Prague 5, Bucharova

Service price	140 CZK monthly per m²
Available area	197 m²
Cellar	-
Parking	EUR 100 / ps / month
PENB	G
Reference number	4915



## Rented

Office space for lease on the 2nd floor in an administrative building located in Prague 5. Flexible office space layout (open plan/cellular offices) offering plenty of daylight and beautiful views. The business park setting is defined by attractive landscaping and greenery. Onsite restaurant and cafe available. The Galerie Nové Butovice shopping center is within walking distance, while the Zličín shopping center is just 5 minutes by car or metro.

#### Location:

Modern office building in established business location, situated at the metro station Nové Butovice (line B), 10 minute drive from Ruzyně Airport and 20 minutes from city center. Good connectivity to D5 highways and Prague ring-road.

### **Features and Services:**

Reduced ceilings with LED lights

Heating and cooling provided by a four-pipe fan coil system

Connection to central air-conditioning with sufficient capacity

Openable windows

Sophisticated cable system

Raised floors (building C only)

Plenty of ISDN phone lines including fiber optic cable connections

Newly reconstructed representative reception halls and an elevator lobby

24-hour surveillance and CCTV camera system

Property management available in the building

Access to magnetic cards

Greenery with relaxation zones around buildings

Underground car parking including places for visitors

Car washes and charging stations for electromobiles

Showers for cyclists

Shopping centers nearby

Mobile App: news, daily menu, reservation of services and parking spaces, fault reporting, information on visits and access to the building without a card

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



