

## Office space

Ask for price

Prague 9, Libeň, Lihovarská

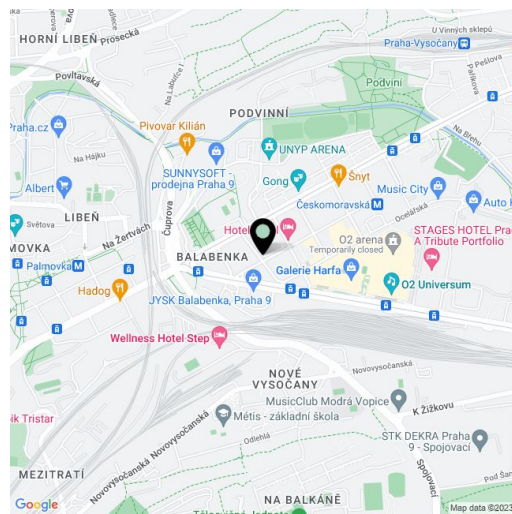


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Available area	316 m <sup>2</sup>
Cellar	-
Parking	CZK 3 000 / pp / month
PENB	Not required
Reference number	100569



Office space for lease on the 1st floor in an eight-storey multifunctional building. The dominant element of the building is a footbridge in the shape of a locomotive. The author of the project is sculptor David Černý in cooperation with Czech architect Tomáš Čísař. The locomotive refers to an accident in 1895 that ran through the hall and broke through the glass station wall.

**Location:**

Easy access by car and public transport, transport infrastructure is within walking distance of about four minutes - metro stations Českomoravská (line b) and Vysočanská (line B), tram stops Balaběnka, Ocelářská, Divadlo Gong and train station Praha-Libeň. There are also all civic amenities including Galerie Fénix shopping center and Galerie Harfa.

**Features and Services:**

Separate elevator to non-residential premises

Central district heating and air conditioning

Barrier-free access

Floor load capacity 250 kg/sq. m

Ground clearance 2.67 - 2.82 m

Openable windows with exterior blinds

Multi-fibre optic cable to the floor data cabinet

Double floor

Complete sanitary facilities

Management and technical facilities in the 1st floor of the building

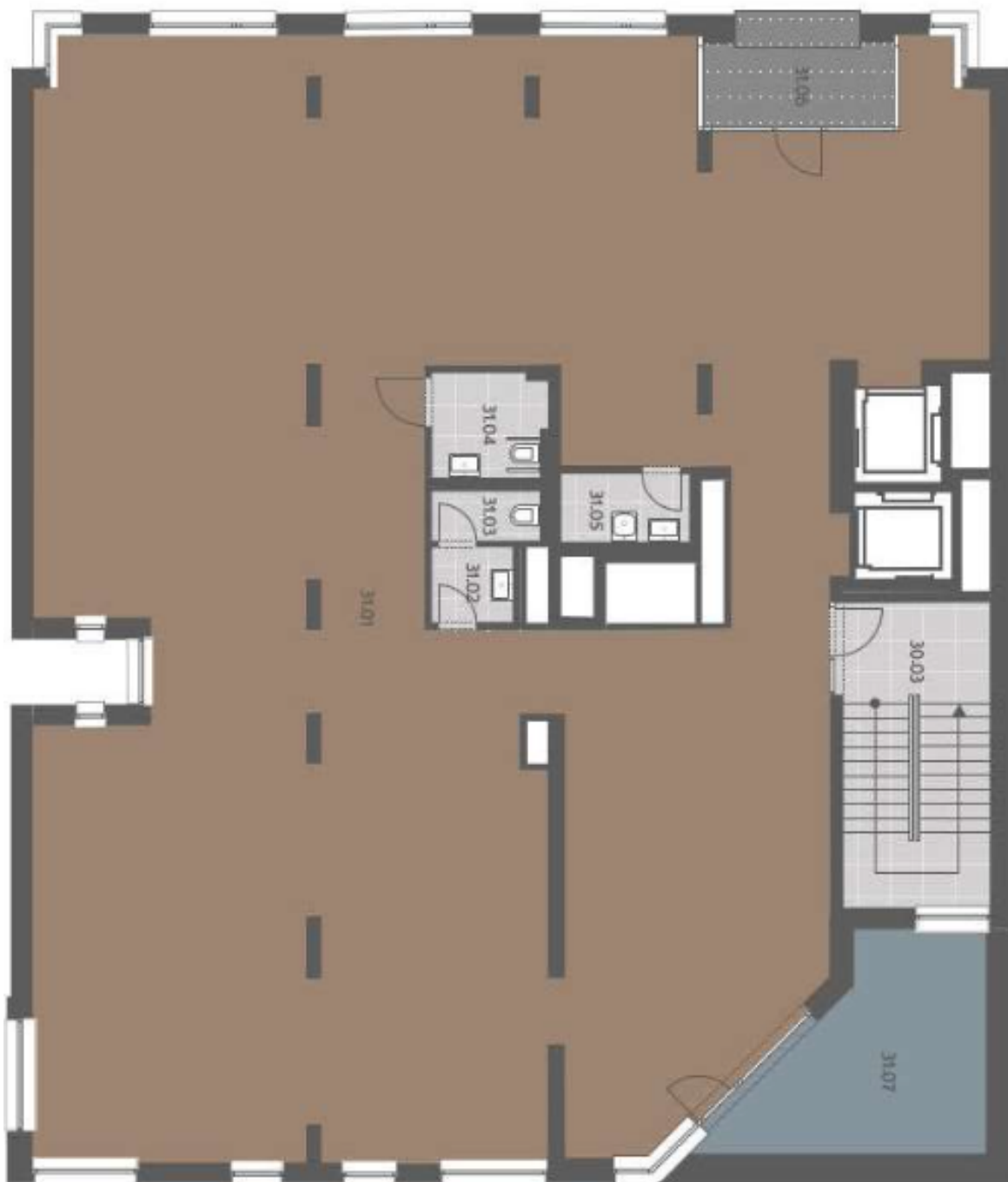
Access to the building secured by chips

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

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ČPP 316 m<sup>2</sup>

2. patro / 2nd floor