

Office space

€ 15.00 / m<sup>2</sup> | CZK 375 / m<sup>2</sup>

Prague 9, Libeň, Českomoravská



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Service price	95 CZK monthly per m <sup>2</sup>
Available area	645 m <sup>2</sup>
Cellar	-
Parking	EUR 106 / pp / month
PENB	A
Reference number	104425

**Fully furnished office space for sublease until the 30th of June 2028 on the 6th floor in a modern office complex located near the Galerie Harfa shopping centre, a four-star hotel and the UNIVERSUM hall.**

The space includes 50 workstations, a relaxation area with a fully equipped kitchen, a canteen, 3 meeting rooms and a lounge. The building has two main entrances with reception areas, 4 corridors, 6 elevators and is working towards LEED Platinum certification. Gastro services also in the building.

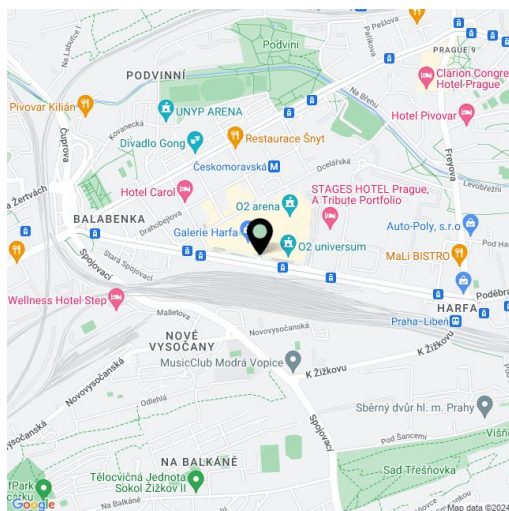
**Location:**

Good accessibility by public transport: 2 minutes walk away to the metro Českomoravská (line B), bus terminal and the tram stop Multiaréna. The train stations Praha-Libeň and Praha-Vysočany are a 10-minute walk away.

**Features and Services:**

- Social facilities
- Openable windows
- Internal blinds + glass with shading coefficient
- Raised floors with floor boxes
- Suspended raster ceilings
- Sprinklers
- Cooling and ventilation by horizontally positioned fan coils
- Energy saving LED lighting
- Security cameras, 24/7 security
- Fibre optic cable
- Building Control System
- Central server room
- Parking

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



1:300

