



## Office space

Prague 4, Michle, Budějovická

€ 13.50 / m<sup>2</sup> | CZK 338 / m<sup>2</sup>



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<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 004 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 95 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	107589

Office space for lease on the 5th floor in a complex of administrative buildings. The building is located in the administrative and business area of Prague 4 and consists of two wings, between which is a green atrium of 1,000 sq. m suitable for relaxation.

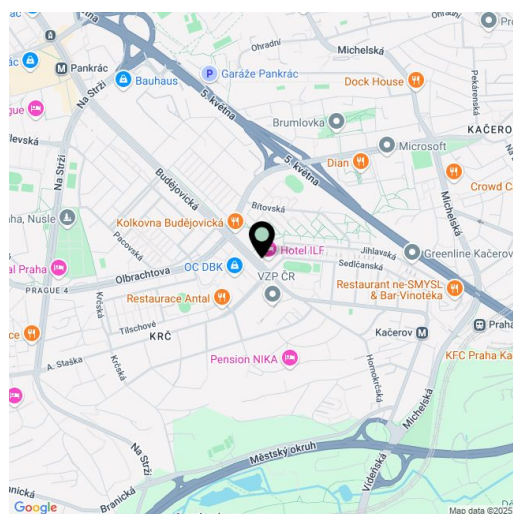
**Location:**

Great accessibility by car and public transport - within walking distance of metro station Pankrác (line C) a Budějovická (line C), right on exit of the North-South Highway. In close proximity is one of the newest shopping centers - Arcade Pankrac and other services such as restaurants, hotels, conference centers, banks, post office, school and sports.

**Features and Services:**

- Open plan without internal partitions (partitions can be divided according to particular tenant needs)
- Ventilation and air-conditioning to regulate temperature
- Raised floors with floor boxes (1 box per 10 m<sup>2</sup> of office space)
- 3 m ceiling clear height
- Suspended ceilings with lighting
- 24/7 security and reception service
- Magnetic card access system
- Preparation for the kitchen (water supply and waste)
- Openable windows
- Exterior window electric
- Blinds on the southwest façade of the building
- Possibility of placing tenant logos

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





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