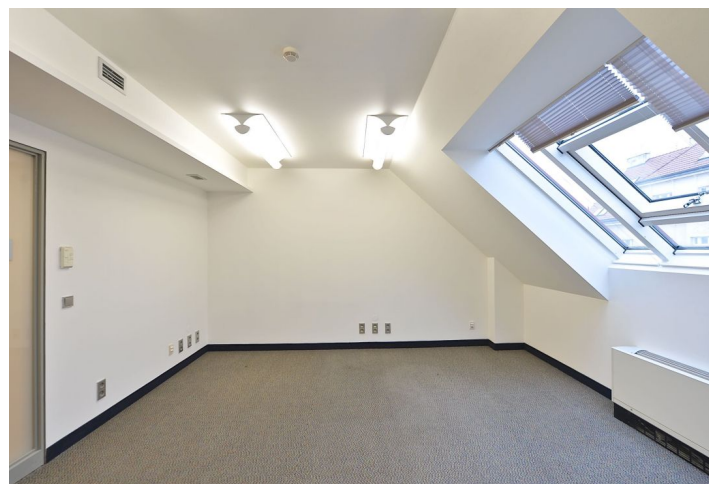


# Office building

Rented

Prague 6, Bubeneč, Muchova



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Service price	18 CZK monthly per m <sup>2</sup>
Total building area	1 210 m <sup>2</sup>
Tenant consumption	—
Parking	80 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	16809

**Office building with high-quality reconstruction in prestigious location of Prague 6. Typical floor size is about 320 m<sup>2</sup>. Interior modifications and modernization of the space completed in 2014. There are economically separate floors secured with an electronic card system. The building is equipped with an external and internal camera system that can be connected to the PCO. Parking for 5 cars in the courtyard, additional parking available next to the building for 4 vehicles from the Prague Road Administration.**

**Location:**

The building is situated in one of most prestigious areas of Prague 6, home to around 65% of all diplomatic representatives of foreign states in Prague. Prague Castle is close by, as is Stromovka Park, which further increases the sought after, high quality of this site. The Hradčanská (line A) metro and tram stop is a 2 minutes walk away, excellent access by car to the city center and airport.

**In 2002 the building was completely refurbished with reconstruction involving:**

- Reinforced ceiling structures with concrete panels, new ceiling over the ground floor and above the 3rd floor
- Installation of air-conditioning and engine cooling, new plumbing, ventilation, heating and cooling
- New strong and low voltage distribution, electronic fire system
- New sewerage and water
- North wing installation of new elevator
- Emergency exit stairs
- Wheelchair access to first floor - hydraulic lift
- New boiler room
- Air-conditioning in whole building
- New thermal and noise insulation, wear layers, tiles, new partitions
- External camera system

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



1. patro / 1st floor