



# Office space

Prague 4, Michle, Vyskočilova

Rented





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**Rented**

<b>Service price</b>	139 CZK monthly per m <sup>2</sup>
<b>Available area</b>	782 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 125 / ps / month
<b>PENB</b>	D
<b>Reference number</b>	19738

The modern office building, originating from the workshop of the architectural studio Aulík Fišer, offers the rental of quality Class A office space in Prague 4. These can be used as an open plan, separate office units or a combination of both options together. The building, completed in 2005, also offers all tenants a roof terrace accessible with excellent views of Prague. BREEAM certification at the Very Good level.

### Location:

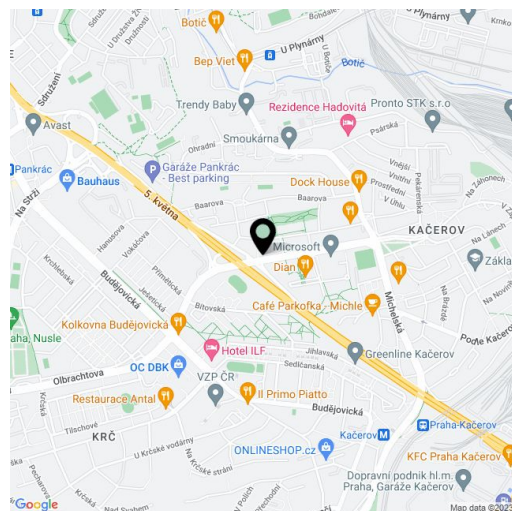
BB Centrum is situated in the location of Prague 4, one of the city's most developing business areas. This location is very easy accessible by public transportation. The Metro Station Budějovická, which runs on line C is linked by a complimentary shuttle bus service and is within 5 minutes walking distance from the building. There is also a bus station located directly in front of the building and it takes only one bus stop to reach the Budějovická metro station. The other advantage is the immediate connection to Prague's thoroughfare and also to the D1 Highway going in the direction of Brno, Budapest and Vienna. BB Centrum features its own fitness center, coffee shops, restaurants, a post office and a shopping center; a kindergarten is also currently being constructed, and a park is also in the making - all this and more makes BB Centrum one of the best business developments in Prague.

### Features and Services:

- Representative reception
- CCTV and electronic security system
- 24/7 security service and access
- Access card system
- Modern elevators
- Extensive Canteen
- Café, restaurant, coffee shop and fitness center within BB Centrum
- Roof terrace accessible to all tenants

**Available from December, 2023.**

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

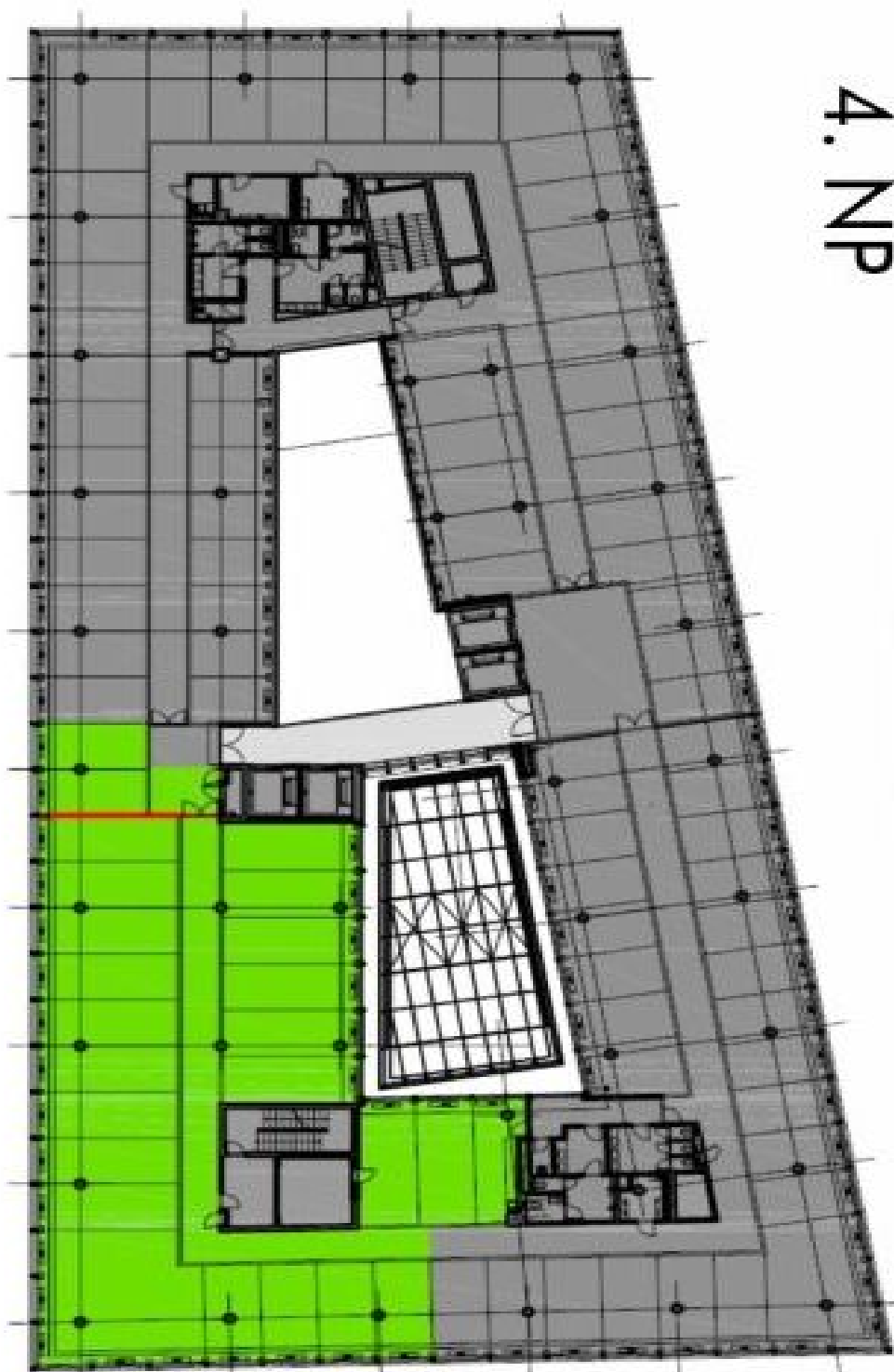




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4. NP

BB-O-3-2  
588,75 sqm