



## Office space

€ 13.50 / m<sup>2</sup> | CZK 337 / m<sup>2</sup>

Prague 7, Holešovice, Jankovcova





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Service price	140 CZK monthly per m <sup>2</sup>
Available area	369 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / ps / month
PENB	G
Reference number	21306

Office space for lease on the 2nd floor in unique project that features combination of modern office architecture with renovated historic buildings. The attractive, well equipped offices have large windows providing wonderful views of the Vltava River. 7 storey building with typical floor space 900-1200 m<sup>2</sup>, 64 outdoor and 169 indoor parking places. The space includes a kitchenette, bathroom with shower and balcony.

**Location:**

Close to the Metro Nádraží Holešovice, Vltavská (line C) and Palmovka (line B), tram stops (Dělnická or Ortenovo náměstí) are 3 minutes walk and provide the connection to the building. Number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

**Features and Services:**

- Carpeted raised floor system
- Internal window shading
- Air-conditioning
- Building management system (BMS)
- CCTV for garages and external areas
- Cafés, restaurant
- Storage
- Fire alarm system
- Sprinklers
- Security surveillance systems for monitoring garage and outdoor areas
- Card access system for entering parking lot and building
- Underground parking
- Kitchenette
- Shower
- Balcony

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

