



## Retail space

Rented

Prague 4, Michle, Vyskočilova

<b>Service price</b>	119 CZK monthly per m <sup>2</sup>
<b>Available area</b>	160 m <sup>2</sup>
<b>Parking</b>	-
<b>PENB</b>	C
<b>Reference number</b>	21359

Quality retail space for lease in a modern administrative building meeting the highest international standards. The premises on the ground floor are suitable for gastronomy.

**Location:**

Retail space is situated in the location of Prague 4, one of the city's most office developing areas. This location is very easy accessible by public transport. Budějovická metro station (line C) is linked by a complimentary shuttle bus service and is within 5 minutes walking distance from the building. There is also public transport bus station located directly in front of the building and it takes only one bus stop to Budějovická metro station. The other big advantage is the immediate connection to Prague's thoroughfare and also to the highway D1 going to Brno, Budapest and Vienna.

**Features and Services:**

- Sufficient number of telephone lines, possibility of connecting fibre optic cable
- Air-conditioning/ 4 pipe fan coil system
- CCTV and electronic security system
- 24/7 security service and access
- Access card system
- Reception
- Extensive Canteen
- Café, restaurant, coffee shop and fitness centre within BB Centrum
- Excellent visibility from the highway D1
- Fantastic rooftop tranquil garden

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

