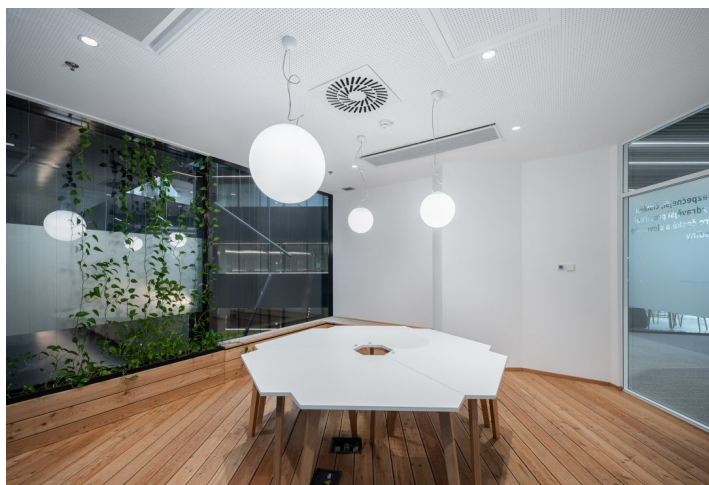


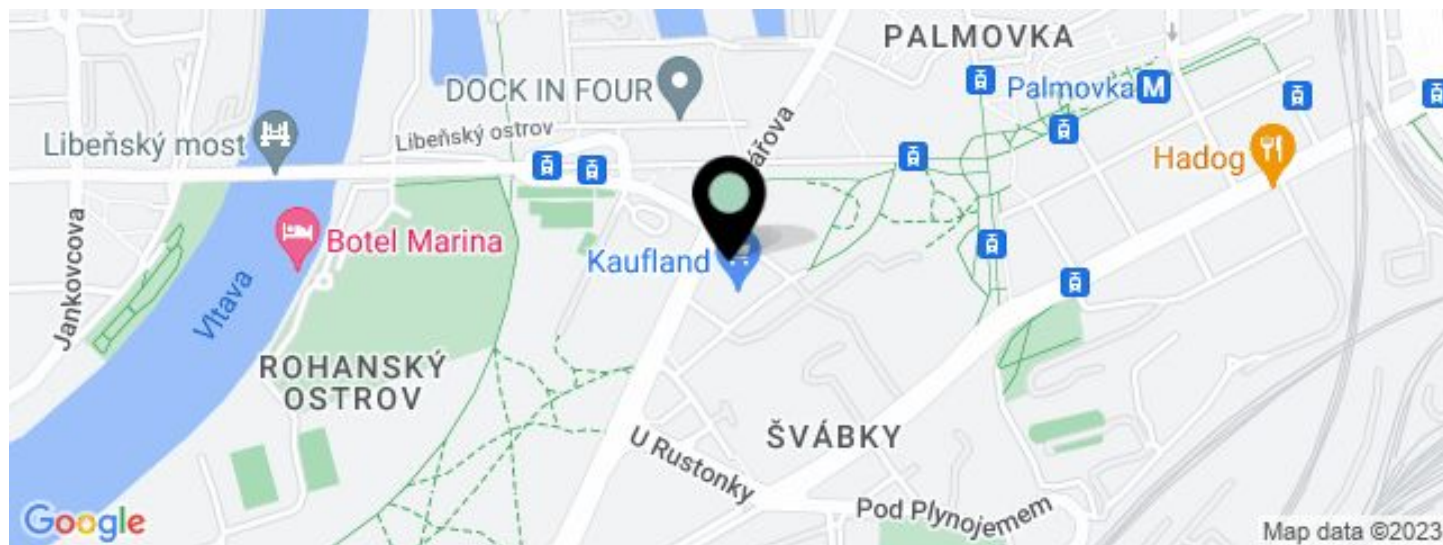
Office building

€ 16.90 - 19.90 / m<sup>2</sup> | CZK 422 - 497 / m<sup>2</sup>

1357 m<sup>2</sup>, Prague 8, Libeň, Voctářova



## Office building

€ 16.90 - 19.90 / m<sup>2</sup> | CZK 422 - 497 / m<sup>2</sup>1357 m<sup>2</sup>, Prague 8, Libeň, Voctářova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	692 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 16.90 / m <sup>2</sup>
Office space, 5th floor	665 m <sup>2</sup>	170 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 19.90 / m <sup>2</sup>

## Office building

€ 16.90 - 19.90 / m<sup>2</sup> | CZK 422 - 497 / m<sup>2</sup>1 357 m<sup>2</sup>, Prague 8, Libeň, Voctářova

Service price	170 CZK monthly per m <sup>2</sup>
Total building area	25 905 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	29514

The new administrative project, consisting of three buildings, offers retail and office space for lease. The project was built by combining two administrative buildings and a cultural monument - the hall of the former Horák and Hlava company. The hall was originally used for the production of lifting machines and during World War II for the production of machines for war purposes.

Building 3 has a glass lobby with a reception desk, which is a connecting element with Building 0. On the ground floor, there is a water feature and landscaping that connects to the newly created park adjacent to the Libeňský most. Building 4 includes a glass atrium and a roof terrace with a garden.

**Location:**

The complex is located in a dynamic developing area of Prague 8 with excellent amenities and transport accessibility by car and public transport. In the immediate vicinity of the Palmovka metro station (line B), tram stops and bus station.

**Features and Services:**

- Reception desk
- Access controlled using magnetic cards
- 24/7 control center
- Fire protection (EPS, sprinklers)
- Camera system monitoring entire complex
- Flexible office area
- Air-conditioning
- Openable windows
- External window blinds with individual electronic control
- Fully accessible double floor including floor boxes for cables
- ISDN telephone lines with the possibility of Internet connection
- Cooling beams
- Storage units in the basement
- Green areas between buildings and in the surroundings
- Café and cafeteria
- Underground parking

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