

# Office building

Rented

Prague 7, Troja, Nad Kazankou



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Service price	16 CZK monthly per m <sup>2</sup>
Total building area	849 m <sup>2</sup>
Tenant consumption	—
Parking	2 000 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	29735

**Administrative villa built in the 1920s offers office space for rent, situated in a quiet residential area. On the 1st floor there is a large terrace with a wonderful view. A large garden is available to the tenants.**

The villa is within walking distance of the Zoological and Botanical Gardens, the Troja Chateau, and the Salabka vineyards, and the Císařský ostrov Island and Stromovka Park area few minutes' walk.

**Location:**

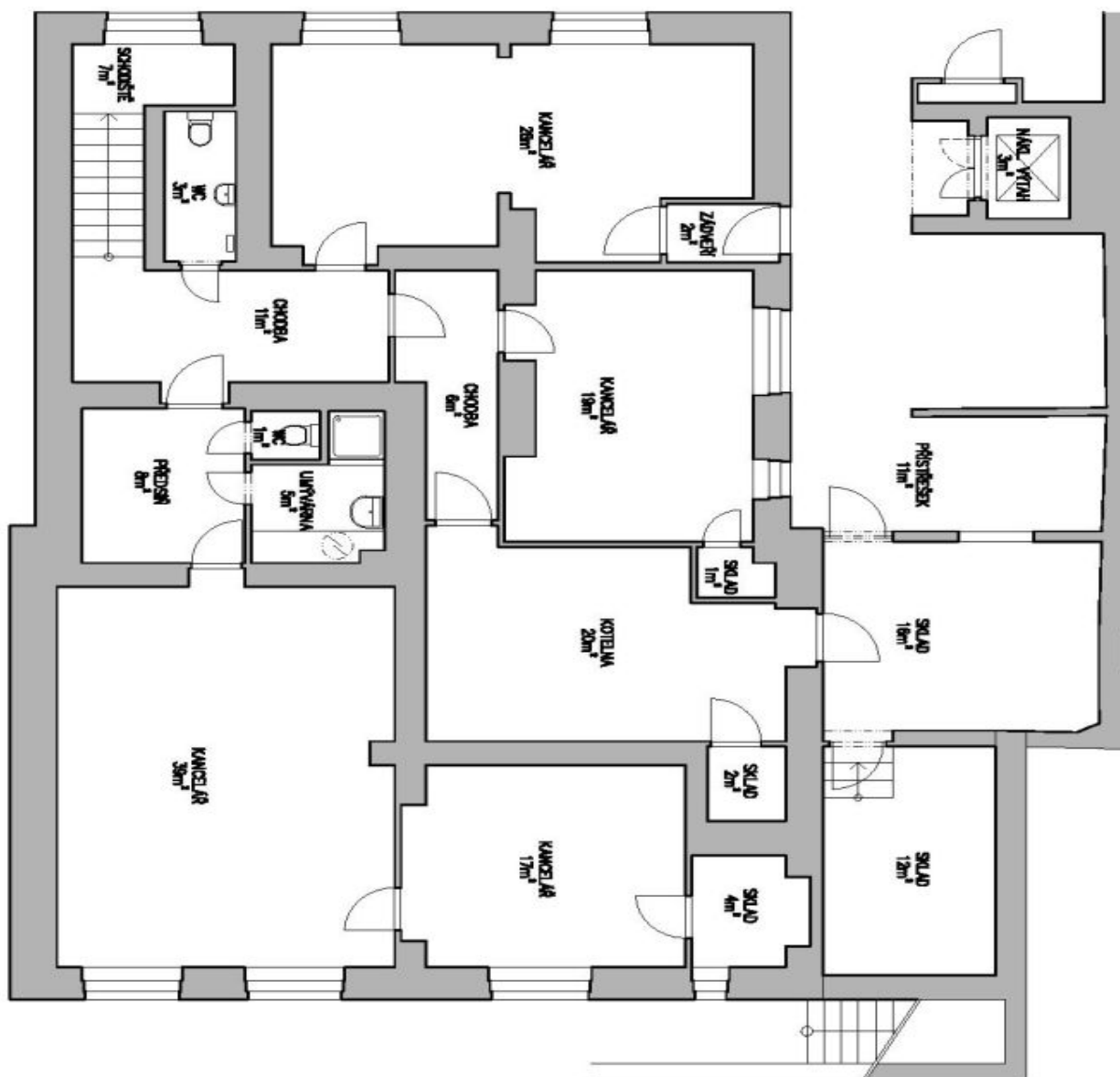
There are bus and tram stops in the immediate vicinity of the building, Holešovice Train Station and the Nádraží Holešovice Metro Station (line C) are one stop away by tram. Easy connection to the Prague Ring Road and Blanka tunnel, which connects the western and southern parts of Prague. There is a bike path nearby along the Vltava river to the town of Klecany.

**Facilities and services:**

- private parking on the premises of the building
- serving room with air-conditioning
- technical room and boiler room
- restrooms and shower
- alarm and encoder
- warehouse space
- freight elevator
- garage parking space
- gas boiler
- radiators
- archive

**Available from Q2 2019.**

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

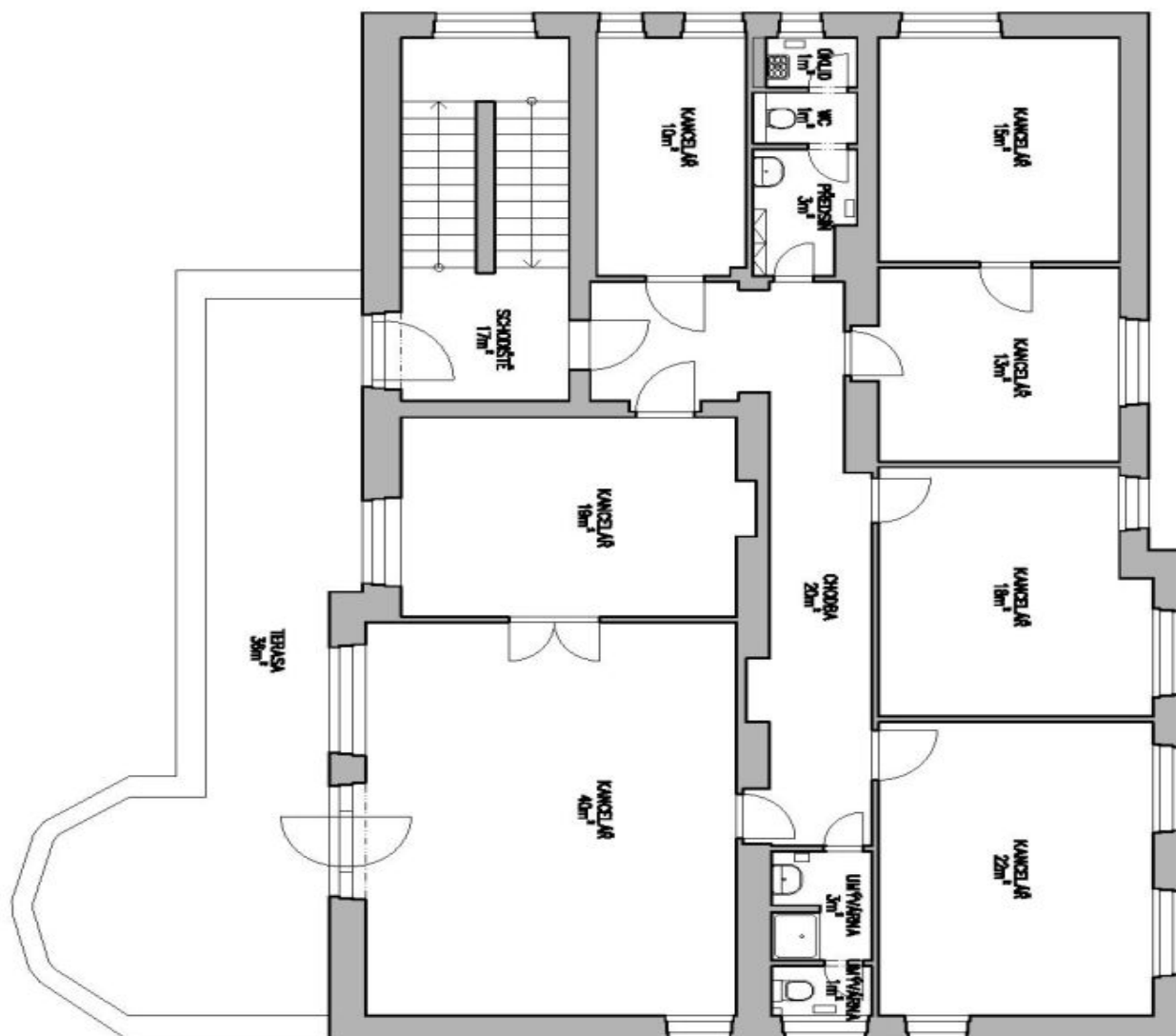


1. PODZEMNÍ PODLAŽÍ

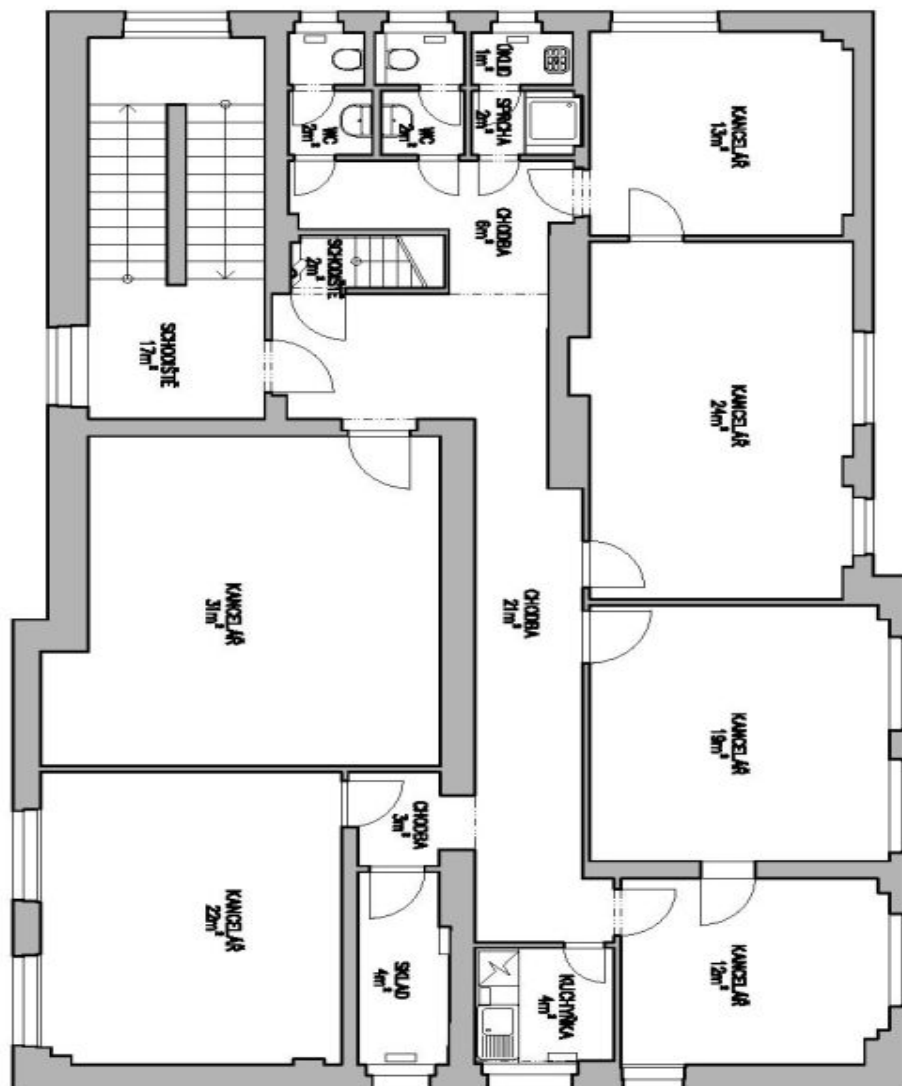




1. NADZEMNÍ PODLAŽÍ



2. NADZEMNÍ PODLAŽÍ



3. NADZEMNÍ PODLAŽÍ