



## Office space

Prague 9, Libeň, Českomoravská

€ 14.95 / m<sup>2</sup> | CZK 374 / m<sup>2</sup>



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<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	300 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 110 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	42467

Modern office space for lease on the 7th floor in a building that excels in impressive architecture, efficient use of floor space, enchanting views of Prague, an above-standard number of parking spaces and excellent accessibility by public transport. The premises will be appreciated by employees mainly thanks to all available equipment and other services in the Harfa Gallery, including many restaurants and a fully equipped fitness center. Each workplace offers a panoramic view of either the Old Town and Prague Castle or other parts of the city. The roof garden terrace (accessible from the restaurant and dining area) offers a large children's corner, an ice rink, fitness and other multimedia entertainment. The building has a large underground car park.

**Location:**

Very well accessible by all modes of transportation. Metro station Českomoravská (line B) is located next door as well as multiple tram and bus lines, Libeň train station is across the street. Moreover, its location along the 4-lane Českomoravská street and nearby Prague inner ringroad combined with its above standard parking capacity guarantee very good accessibility by car. Harfa Office park is located along Českomoravská street immediately next to Galerie Harfa and O2 Aréna.

**Features and Services:**

- 330 parking spaces
- Raised floors
- Ceilings
- Air conditioning
- Openable windows
- Security Service
- CCTV
- EPS, sprinklers

Rent and fees are exclusive of VAT. Lessee pays no commission.

