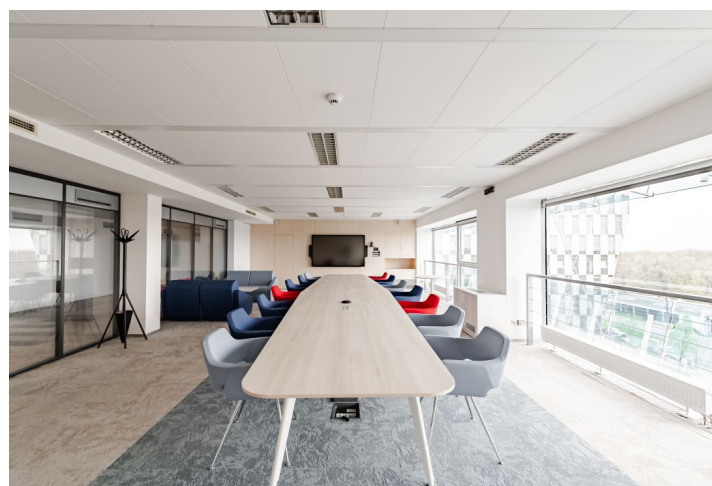




Office building

€ 13.20 / m² | CZK 321 / m²

550 m², Prague 3, Vinohrady, Vinohradská



**Office building**550 m², Prague 3, Vinohrady, Vinohradská**€ 13.20 / m² | CZK 321 / m²**

Service price	200 CZK monthly per m ²
Total building area	8 405 m ²
Tenant consumption	—
Parking	74 parking spots
Parking service charges	300
Parking ratio	—
Certification	—
PENB	D
Reference number	100282

Modern office space for lease in a building with excellent transport accessibility in the immediate vicinity of the metro station Želivského (line A). Possibility of parking in the underground garage. Typical floor 1 200 sq. m, 6 floors. Horizontal parapet strips of reflective glass mirror the movement of the square - a significant element of the building.

Location:

Excellent transport accessibility by car and public transport. All civic amenities in the vicinity including kindergartens, primary and secondary schools, restaurants and shops.

Features and Services:

Offices - suspended ceilings clear height 2,7 meters
 Corridors - suspended ceilings clear height 2,55 m
 Openable windows
 3 elevator cores (4 elevators in total - 1st floor, 6th floor)
 Generous entrance lobby
 Underground and surface parking
 South terrace on 6. NP (accessible only to 6th floor tenants)
 Newly refurbished sanitary facilities - 2 zones on each floor
 Relaxation zone with fully equipped kitchen on each floor
 Beautiful views towards the greenery of the Olšany Cemetery
 Green park zone with benches on a private square in front of the building
 Air conditioning - system with individual temperature control
 Heating with hot water fancoils
 External electrically controlled horizontal blinds (south facade)
 Possibility to use the existing IT infrastructure in the window and floor troughs
 Premises equipped with IT cabling to each workstation, according to the current layout
 Data rooms (server rooms) on each floor equipped with separate cooling
 State-of-the-art high-capacity telecommunications connections
 Unlimited connection capacity
 Unlimited choice of operator
 Complete readiness for installation of any IT solution
 Backup diesel generator with capacity for tenants
 Electronic smoke detectors



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- Central fire department security desk
 - Automatic blinds
 - Bicycle friendly
 - Pets fiendly
 - Round-the-clock security service throughout the property
 - 365/7/24 accessibility
 - Caretaker and maintenance staff present every working day
 - Common areas controlled by CCTV cameras
- Rental and service charges listed without VAT. Lessee pays no commission.