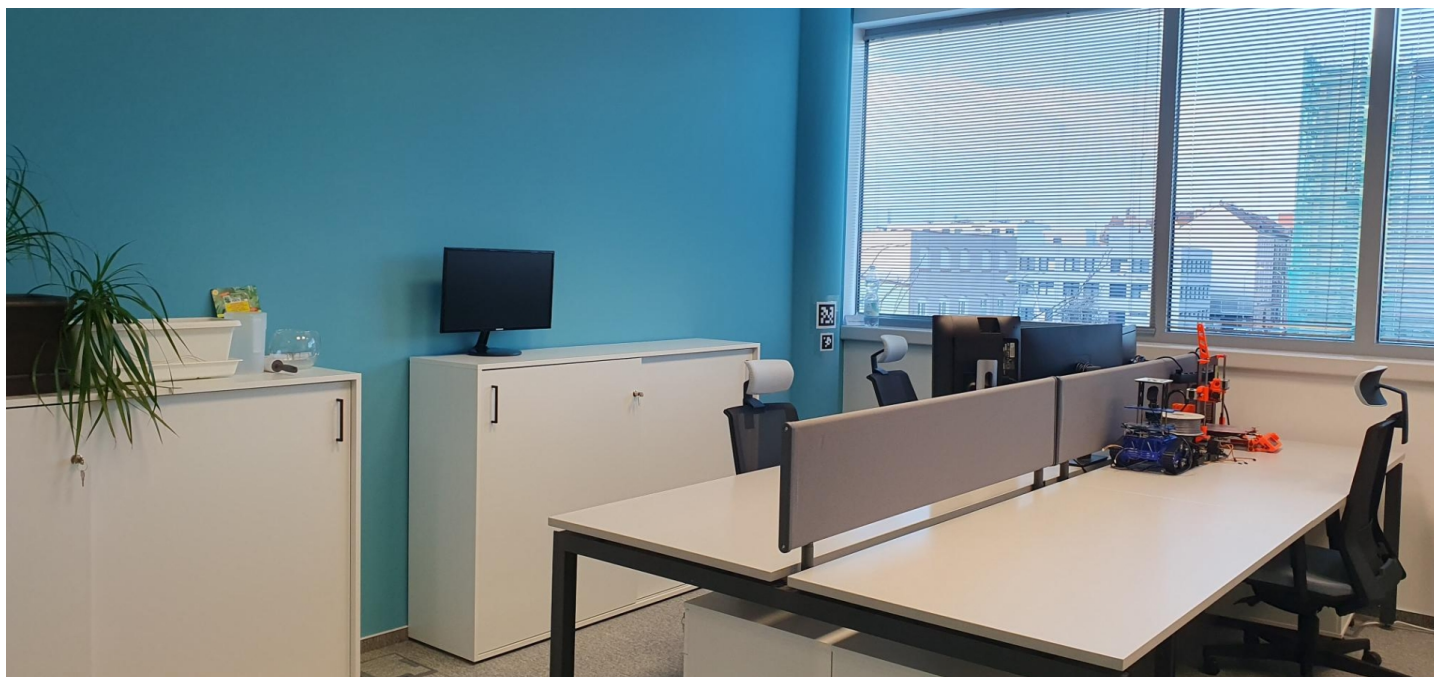




Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²



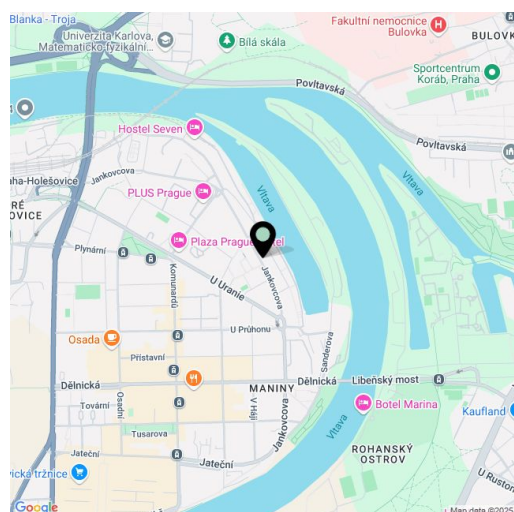


Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²

Service price	135 CZK monthly per m ²
Available area	478 m ²
Cellar	-
Parking	EUR 140 / pp / month
PENB	C
Reference number	107423



Modern office space for lease on 2nd floor. The building, which has received international BREEAM certification at the Very Good level, consists of two towers - building A with 19 floors and the lower building B with 4 floors. The complex features a representative reception with 24/7 operation, a central entry system with ticket barriers, round-the-clock security service, and a camera system. There are enough parking spaces in the underground garages, including for visitors, modern elevators, and professional building management.

The complex includes a restaurant, café, dining room, bicycle storage room with showers and cloakrooms, courtyard garden, and other services. The offices are bright, air-conditioned, and flexibly designed. The building is pet-friendly and allows connection to optical and wired data networks.

Location:

Good accessibility by public transportation and car – close to the metro stations Vltavská (line C) and Palmovka (line B), tram stops (Dělnická or Maniny) are few minutes walk. Number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

Features and Services:

- Representative reception with 24/7 access
- Ample parking spaces for tenants and their visitors
- Card access system - access via ticket barriers
- 24/7 security service
- Security camera system
- Professional building management, round-the-clock maintenance and cleaning
- 6 high-speed elevators in building A, 3 elevators in building B
- Bicycle storage room including toilets, showers, and changing rooms
- Garden in the courtyard
- Cafeteria
- Café
- Pet friendly
- ATM
- Individual electricity metering for each tenant
- Heating, cooling, and water are included in the center management fees
- Electronic fire protection system (EPS)
- Stable fire extinguishing equipment (SHZ)
- Cassette ceiling with built-in lighting
- Cooling with thermostat-controlled FCU (fan coil) units
- Heating: central – radiators, convectors
- Central ventilation system
- Raised floors with floor boxes
- Openable windows
- Blinds



Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²

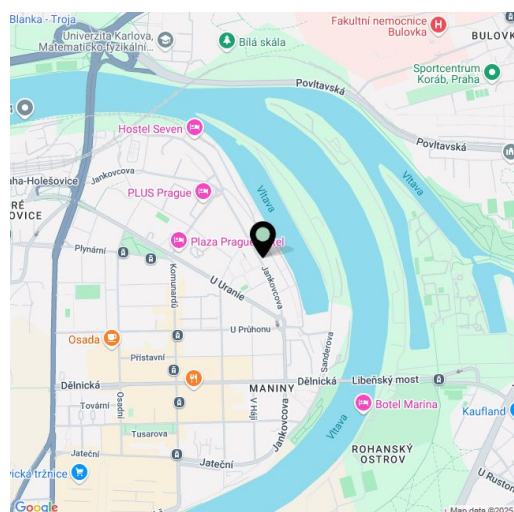
Service price	135 CZK monthly per m ²
Available area	478 m ²
Cellar	-
Parking	EUR 140 / pp / month
PENB	C
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Vertical slats

Horizontal blinds

Connection to data and telecommunications networks – possibility of connection to optical/metallic cable (at the tenant's decision and expense)

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





Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²

