



## Office space

Prague 7, Holešovice, Dělnická

€ 21.00 / m<sup>2</sup> | CZK 510 / m<sup>2</sup>



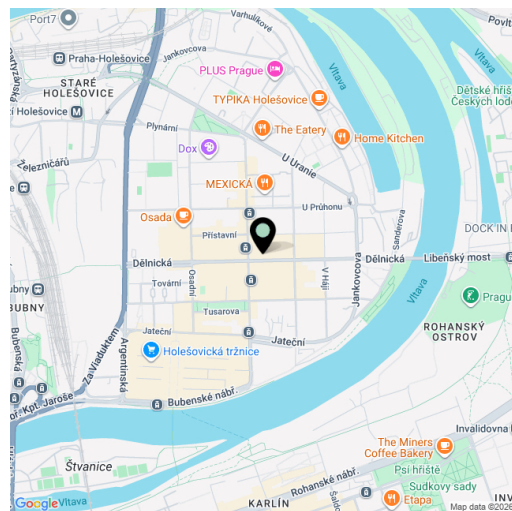


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Service price	180 CZK monthly per m <sup>2</sup>
Available area	1 238 m <sup>2</sup>
Cellar	-
Terrace	64 m <sup>2</sup>
Parking	EUR 160 / ps / month
PENB	B
Reference number	112008

**Office premises for lease in a new project in the heart of Holešovice in**

**Prague.** The combination of a unique architectural design and modern technology, with large-format windows overlooking the courtyard, provides plenty of light and gives the space a pleasant atmosphere. Tenants will be able to use a variety of coworking spots located not only in the interior of the building or the green atrium, but also on the common green rooftop terrace. There will also be a modern and spacious bike room with fully equipped facilities, a dishwasher, and convenient bicycle racks.

**Location:**

This popular administrative and residential area features a wide range of services and a rich cultural life. You will find a variety of excellent restaurants and cafes, shops, as well as medical facilities and banks. The building is easily accessible by car and public transport – it is close to the Nádraží Holešovice and Vltavská metro stations (line C), and there are several tram stops close-by. Easy access to the main thoroughfares, including the entrance to the D1 and D8 highways (towards Berlin).

**Features and services:**

- central reception
- building security
- 24/7 access to the building
- flexible layouts
- 2 elevators
- raised floors
- floor boxes
- optical data connection
- backup power source
- modern cooling system
- heating radiators
- heat pumps
- openable windows
- security access system
- CCTV
- CO2 detection
- bike wash and bike storage room, including changing rooms and showers

**Available from 01/09/2026.**

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