



## Office building

325 m², Prague 3, Vinohrady, Chrudimská

€ 14.38 / m² | CZK 350 / m²

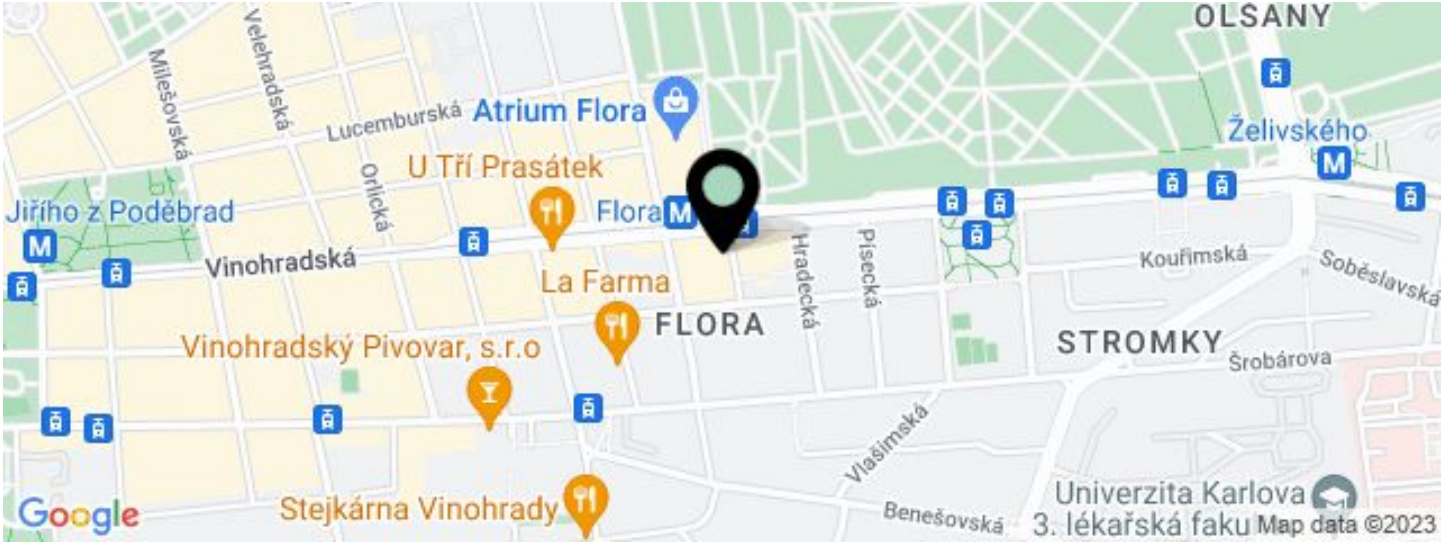




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| UNIT                       | AVAILABLE AREA | SERVICES               | PARKING | MONTHLY RENT  |
|----------------------------|----------------|------------------------|---------|---------------|
| Office space, 1st floor    | 325 m²         | 145 CZK monthly per m² | Yes     | € 14.38 / m²  |
| Retail space, ground floor | 257 m²         | 135 CZK monthly per m² | Yes     | Ask for price |

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|                         |                        |
|-------------------------|------------------------|
| Service price           | 145 CZK monthly per m² |
| Total building area     | 7 800 m²               |
| Tenant consumption      | —                      |
| Parking                 | Yes                    |
| Parking service charges | —                      |
| Parking ratio           | —                      |
| Certification           | —                      |
| PENB                    | C                      |
| Reference number        | 15630                  |

**Modern office complex in Prague 3, which includes an elegant Art Nouveau villa, offers office space for lease. This project is a revitalization of the former electrical engineering plant Duda in Královské Vinohrady. The complex includes 54 residential units and 12,260 sq. m of non-residential space, of which 7,800 sq. m is used for administrative, retail and leisure purposes, including a fitness centre. The remaining area includes 163 parking spaces.**

**Location:**

Great transport accessibility - by car and public transport. Located in the immediate vicinity of the Flora metro station (line A) and tram and bus stops.

**Features and Services:**

Underground parking  
Electricity, hot and cold water supply o central heating  
Own sanitary facilities  
Chip access to common areas  
Lift  
24/7 security  
EPS, CCTV

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