



## Office space

Prague 8, Libeň, Voctářova

Rented





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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 170 CZK monthly per m <sup>2</sup> |
| Available area   | 1 076 m <sup>2</sup>               |
| Cellar           | -                                  |
| Parking          | EUR 140 / ps / month               |
| PENB             | G                                  |
| Reference number | 24851                              |

Office space for lease on the 3rd floor in a new administrative project consists of three buildings. The complex is a unique combination of two new administrative buildings and a renovated protected structure. Fit-out.

“Building 3” has a glass lobby with a reception lounge, which is the connecting element with “Building 0,” where there is a cafe and a dining room for the entire complex. The ground floor boasts a water feature, natural landscaping and a new park adjacent to the Libeň Bridge. “Building 4” has a high variability of office space covering 7 floors with both commercial and warehouse space. There is a spectacular atrium and a rooftop garden terrace.

**Location:**

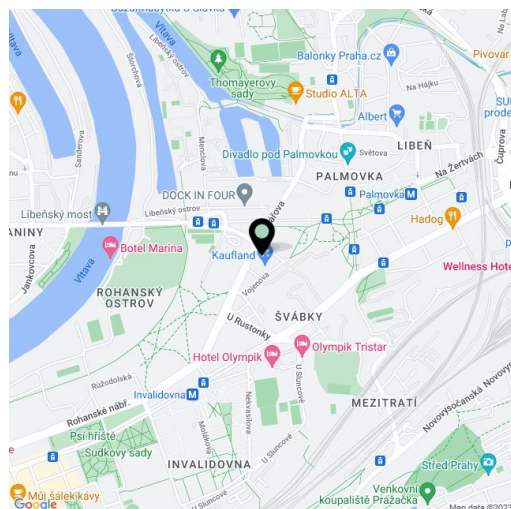
The complex is located in a dynamic developing area of Prague 8 with excellent amenities and transport accessibility by car and public transport. In the immediate vicinity of the Palmovka metro station (line B), tram stops and bus station.

**Features and Services:**

Reception desk  
 Access controlled using magnetic cards  
 24/7 control center  
 Fire protection (EPS, sprinklers)  
 Camera system monitoring entire complex  
 Flexible office area  
 Air-conditioning  
 Openable windows  
 External window blinds with individual electronic control  
 Fully accessible double floor including floor boxes for cables  
 ISDN telephone lines with the possibility of Internet connection  
 Cooling beams  
 Storage units in the basement  
 Green areas between buildings and in the surroundings  
 Café and cafeteria  
 Underground parking

**Available from October, 2024.**

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







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