



Office space

Prague 2, Vinohrady, Italská

Rented





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Service price	175 CZK monthly per m ²
Available area	985 m ²
Cellar	-
Terrace	110 m ²
Parking	EUR 160 / pp / month
PENB	G
Reference number	29762

Modern office space for lease on the 5th floor with excellent accessibility and views of Prague Castle. The building is located in the vibrant district of Prague 3, opposite the University of Economics, within walking distance of Riegrovy sady park and Wenceslas Square, with a quick connection to the city center.

Location:

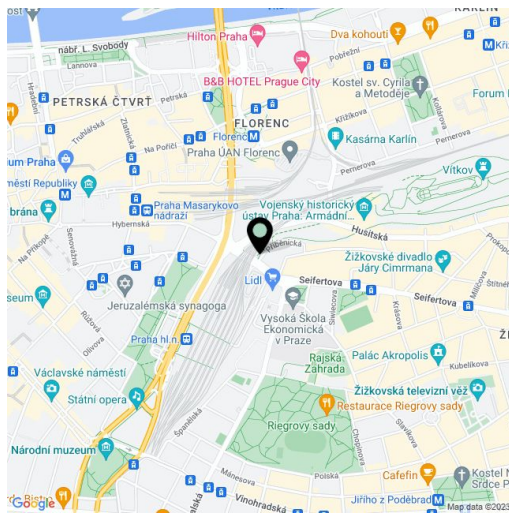
Within walking distance, one tram stop, there is the Main Railway Station (metro line C) and Masarykovo nádraží and several tram and bus stops. Florenc Bus Station is about 15 minutes' walk away, the historic center is a few minutes by tram. Easy access to the D10 and D11 motorways. All civic amenities are provided in the vicinity of the building.

Facilities and services:

Representative reception with spacious entrance hall
 24/7 security, system of entrance cards
 High speed lifts
 Ceilings with built-in lighting
 Double floors
 Air conditioning
 Hot water heating
 Openable windows in each office
 Sprinkler system
 Optical fibers from several providers
 Parking in underground garages

Available from May, 2024.

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

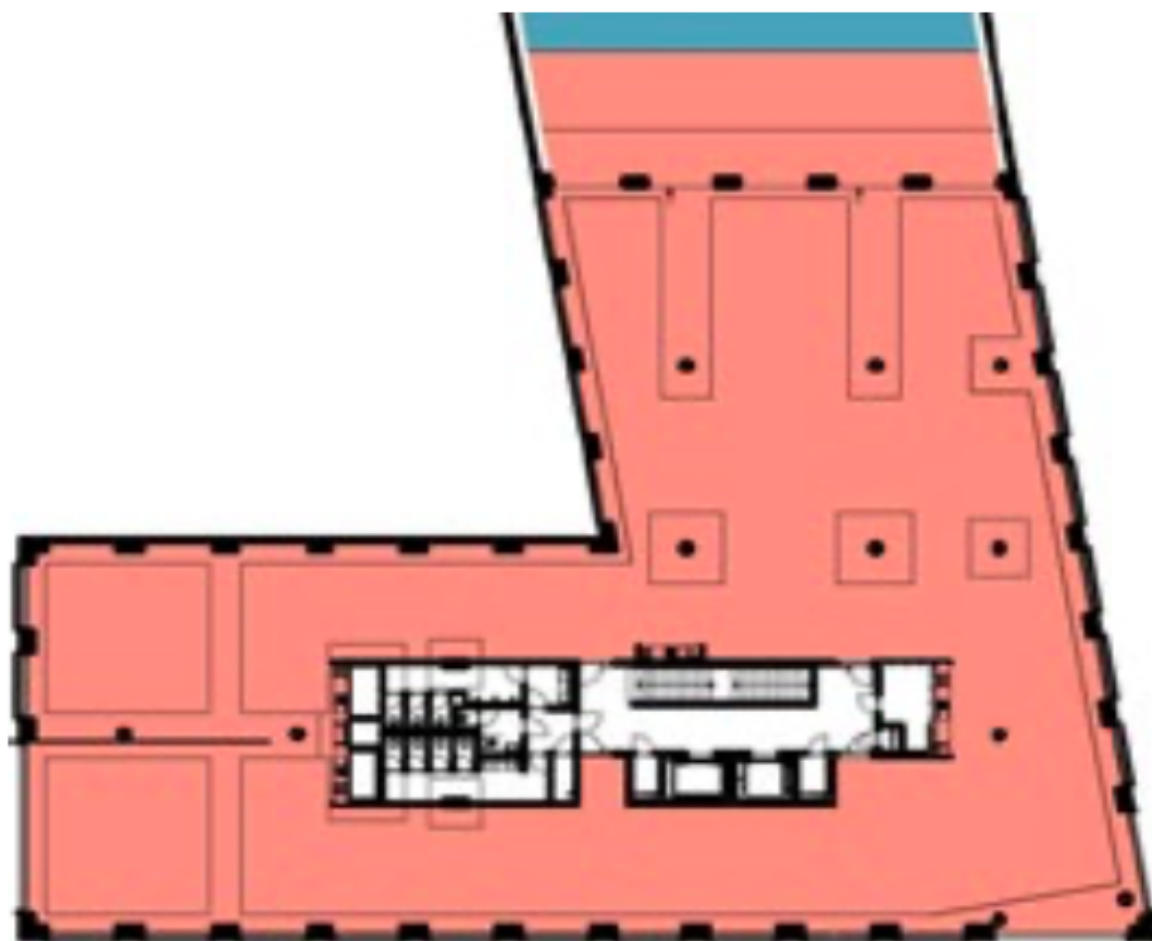




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6.NP / 5th floor



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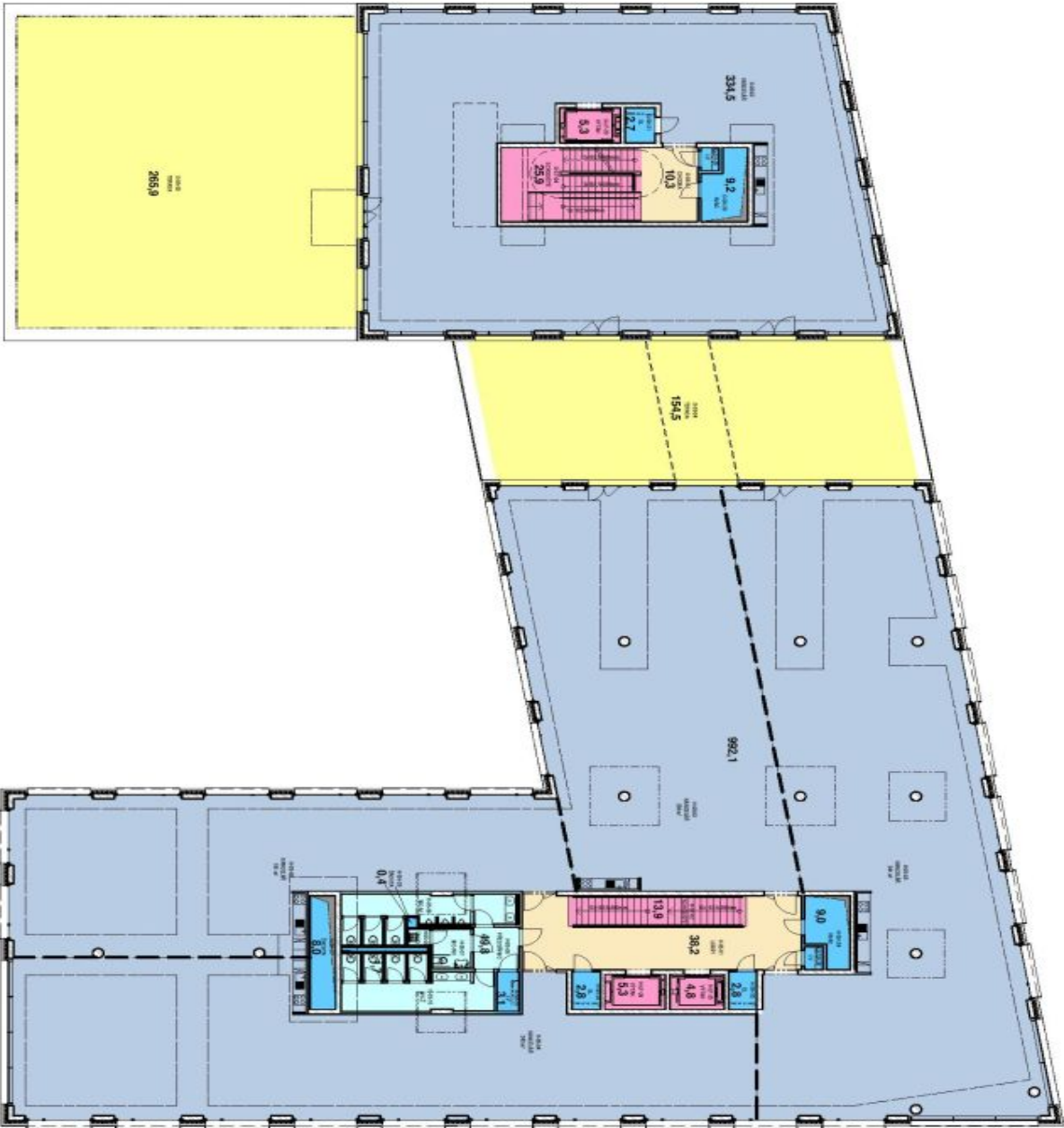
PROPERTY OF JAKUB CIGLER ARCHITEKTI a.s., MOSKOVKA 3286/1b, PRAHA 5, CZ,T +420-226 805 529

CHURCHILL SQUARE_OBJEKT E

PODLAŽNÍ PLOCHY

JAKUB CIGLER ARCHITEKTI

105 GNP area
1:200



Podlažní plochy	
Chodby, lobby	48,5 m²
Kanceláře	1326,5 m²
technické (MEP)	39,6 m²
Terasy	420,4 m²
Vertikální komunikace	55,1 m²
WC společné	49,8 m²
	1940,1 m²