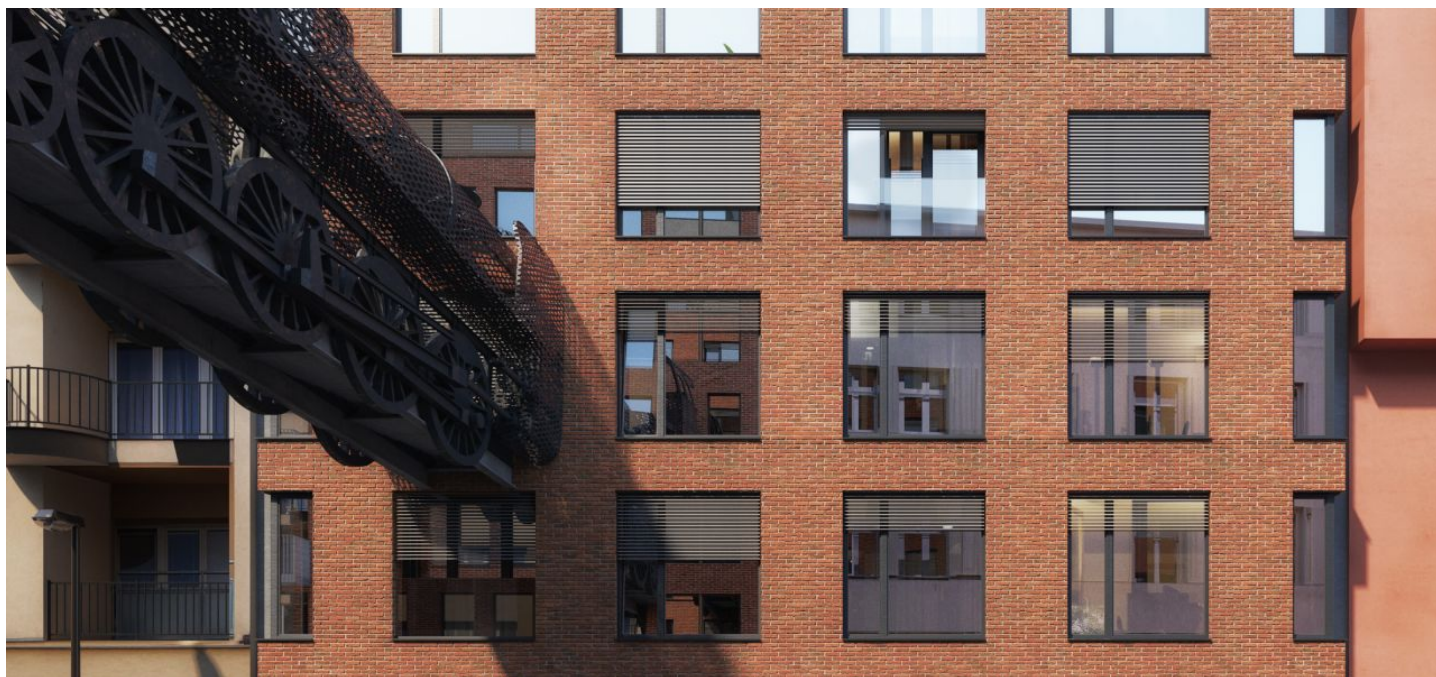




Office building

343 m², Prague 9, Libeň, Lihovarská

€ 14.30 / m² | CZK 348 / m²



**Office building**

343 m², Prague 9, Libeň, Lihovarská

€ 14.30 / m² | CZK 348 / m²**Service price** 125 CZK monthly per m²**Tenant consumption** —**Parking** Yes**Parking service charges** —**Parking ratio** —**Certification** —**PENB** B**Reference number** 35203

Eight-storey multifunctional building offers office space for lease. The dominant element of the building is a footbridge in the shape of a locomotive.

The author of the project is sculptor David Černý in cooperation with Czech architect Tomáš Císař. The locomotive refers to an accident in 1895 that ran through the hall and broke through the glass station wall.

Location:

Easy access by car and public transport, transport infrastructure is within walking distance of about four minutes - metro stations Českomoravská (line b) and Vysočanská (line B), tram stops Balabenka, Ocelářská, Divadlo Gong and train station Praha-Libeň. There are also all civic amenities including Galerie Fénix shopping center and Galerie Harfa.

Features and Services:

Separate elevator to non-residential premises

Central district heating and air conditioning

Barrier-free access

Floor load capacity 250 kg/sq. m

Ground clearance 2.67 - 2.82 m

Openable windows with exterior blinds

Multi-fibre optic cable to the floor data cabinet

Double floor

Complete sanitary facilities

Management and technical facilities in the 1st floor of the building

Access to the building secured by chips

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

**Office building**343 m², Prague 9, Libeň, Lihovarská€ 14.30 / m² | CZK 348 / m²**ČPP****302 m²****3. patro / 3rd floor**