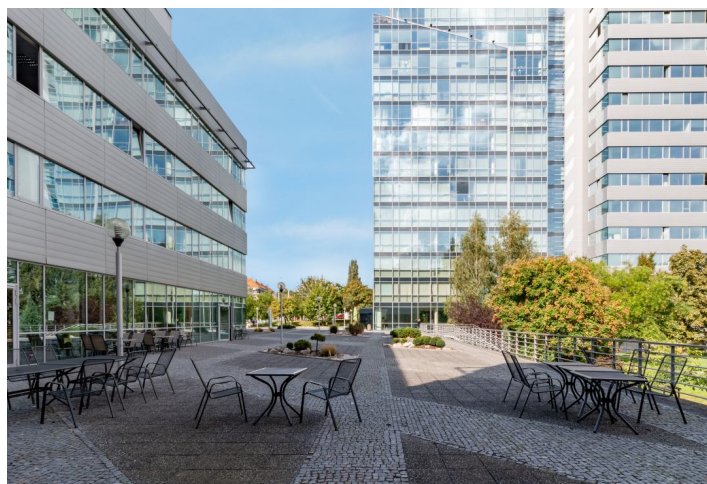




Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²



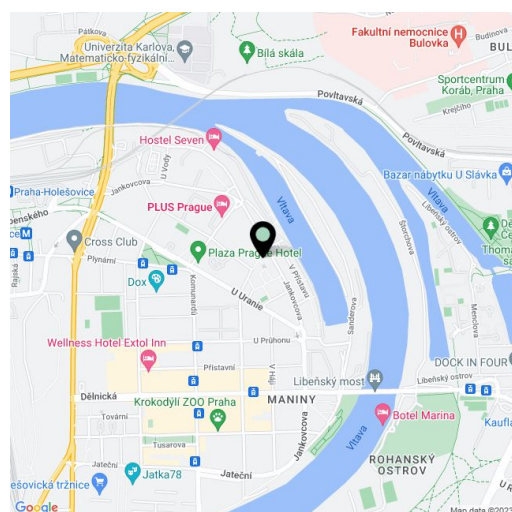


Office space

Prague 7, Holešovice, Jankovcova

€ 15.90 / m² | CZK 387 / m²

Service price	135 CZK monthly per m ²
Available area	291 m ²
Cellar	-
Parking	EUR 140 / pp / month
PENB	C
Reference number	8805



Modern office space for lease on the ground floor with its own entrance.

The building, which has received international BREEAM certification at the Very Good level, consists of two towers - building A with 19 floors and the lower building B with 4 floors. The complex features a representative reception with 24/7 operation, a central entry system with ticket barriers, round-the-clock security service, and a camera system. There are enough parking spaces in the underground garages, including for visitors, modern elevators, and professional building management.

The complex includes a restaurant, café, dining room, bicycle storage room with showers and cloakrooms, courtyard garden, and other services. The offices are bright, air-conditioned, and flexibly designed. The building is pet-friendly and allows connection to optical and wired data networks.

Location:

Good accessibility by public transportation and car – close to the metro stations Vltavská (line C) and Palmovka (line B), tram stops (Dělnická or Maniny) are few minutes walk. Number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

Features and Services:

Representative reception with 24/7 access

Ample parking spaces for tenants and their visitors

Card access system - access via ticket barriers

24/7 security service

Security camera system

Professional building management, round-the-clock maintenance and cleaning

6 high-speed elevators in building A, 3 elevators in building B

Bicycle storage room including toilets, showers, and changing rooms

Garden in the courtyard

Cafeteria

Café

Pet friendly

ATM

Individual electricity metering for each tenant

Heating, cooling, and water are included in the center management fees

Electronic fire protection system (EPS)

Stable fire extinguishing equipment (SHZ)

Cassette ceiling with built-in lighting

Cooling with thermostat-controlled FCU (fan coil) units

Heating: central – radiators, convectors

Central ventilation system

Raised floors with floor boxes

Openable windows

Blinds



Office space

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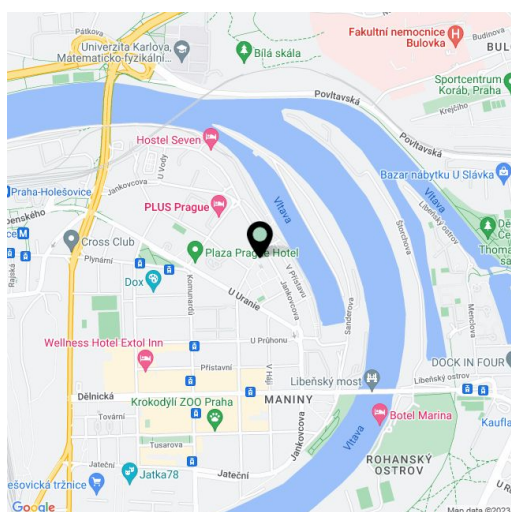
Service price	135 CZK monthly per m ²
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Vertical slats

Horizontal blinds

Connection to data and telecommunications networks – possibility of connection to optical/metallic cable (at the tenant's decision and expense)

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





Office space

Prague 7, Holešovice, Jankovcova

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