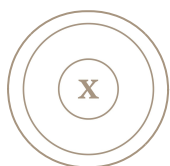




## Rent of an exceptional commercial space, 297 sqm, Praha 10



🏠 297 m<sup>2</sup> 📄 Vinohradská, Praha 10 🏠 360 CZK per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                              |                                    |  |
|--------------|------------------------------|------------------------------------|--|
| Order number | <b>N6780</b>                 | Price                              | <b>360 CZK per m<sup>2</sup> / month</b> |
| Address      | <b>Vinohradská, Praha 10</b> | Type                               | <b>Offices</b>                           |
| Usable area  | <b>297 m<sup>2</sup></b>     | Parking                            | <b>Yes</b>                               |
| Low energy   | <b>No</b>                    | Energy performance of the building | <b>G - Extremely uneconomical</b>        |
| Floor        | <b>6th floor</b>             | Device                             | <b>Yes</b>                               |
| Lift         | <b>Yes</b>                   | Date to move in                    | <b>22. 1. 2024</b>                       |

## About real estate

We offer for rent attractive office space with views in a commercial and administrative complex that meets the highest technical and quality standards and meets the current needs of tenants. This modern, renovated complex allows for individual customisation of the office space according to the specific needs of each tenant, whether you prefer open-plan offices or separate offices. For example, TV Prima and CNN Prima NEWS are based here.

The office space on offer is on the 6th floor and measures 297 sqm. The advance payment for utilities and services related to the use of the space is set at CZK 120/sqm/month.

The premises are very well laid out and offer

- Reception: 37,70 sqm
- Server room: 5,20 sqm
- Meeting room: 33,21 sqm
- Office: 30,31 sqm
- Open plan office: 117,58 sqm
- Kitchen: 11,68 sqm
- Additional office: 53,31 sqm

For convenience, there are ample spacious parking spaces and quality facilities for cyclists. Convenient storage space is also available. The building is primarily designed for administrative activities, but also offers additional services such as a supermarket, pizzeria and café on the ground floor. The surrounding public spaces and green areas will be revitalised, creating a pleasant relaxation area for all those working in the building.

Standard features of the premises include

- High quality lighting, carefully installed for optimum lighting conditions.
- Internal blinds with mechanical controls for easy light control and privacy.
- Security entrance doors to each room for your peace of mind.
- Spacious 2.95 metre headroom to promote an airy and comfortable interior.
- Diesel generator to ensure uninterrupted power supply in the event of a power cut.
- A brand new kitchen to cater for your daily needs.
- Convenient underground parking at an additional cost of CZK 2,140/month, so you never have to worry about parking.
- Excellent public transport connections, making your office easily accessible for you and your clients.

The main entrance to the building is on Vinohradská Street and offers secure access via a card system through the elegant reception area next door. Security is of the highest standard, with 24-hour security and a CCTV system.

Within the complex you will find a Penny supermarket, a pleasant dining room with a wide selection of daily and regular menus, a stylish restaurant with a café and the Prague 10 Municipal Office. In the surrounding area you will find a wide range of restaurants, bank branches, shops and a beautiful park with well-kept greenery, which is only a short walk from the building.

The price for renting the space is calculated individually and takes into account the specific requirements of each client.