



🏠 244 m<sup>2</sup> 📄 Vinohradská, Praha 10 - Strašnice 💰 350 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

|                                    |  |         |  |
|------------------------------------|--|---------|--|
| Order number                       | <b>VBC-1</b>                             | Price   | <b>350 CZK per m2 / month + VAT + fees</b> |
| Address                            | <b>Vinohradská, Praha 10 - Strašnice</b> | Type    | <b>Offices</b>                             |
| Usable area                        | <b>244 m<sup>2</sup></b>                 | Parking | <b>No</b>                                  |
| Energy performance of the building | <b>G - Extremely uneconomical</b>        | Floor   | <b>5th floor</b>                           |
| Device                             | <b>No</b>                                | Garage  | <b>Yes</b>                                 |
| Date to move in                    | <b>14. 2. 2023</b>                       |         |  |

## About real estate

We offer for rent offices located in a modern office building after complete reconstruction. Offices are rented mostly in shell & core condition and can be customized according to the requirements and needs of the client. The standards of the leasable units include double demountable flooring, internal mechanically operated roller shutters, cooling units, lighting preparation, wall mounted electronic controllers, entrance doors to the lease premises. Each floor has its own bathroom facilities. The landlord provides the tenant with an allowance for the retrofitting (fit & out) of the office in the amount of 2 500 CZK/sqm of the exclusive lease area.

The floor plan of a typical floor is very efficient due to the possibility of dividing the space into smaller units and allows for the implementation of the latest trends in office layout and the requirement for the integration of non-work and relaxation zones. Thanks to the layout of the building with internal atriums, it is possible to position workplaces with regard to the provision of daylight. The quality of the working environment is enhanced by atria with greenery. The representative entrance hall and the elevator lobbies on the individual floors are another enlivening feature of the interior.

The main entrance is on a card system with a representative reception. There is a 24-hour security service in the building. The building is easily accessible by public transport and by car. The underground garages are a great advantage, providing plenty of oversized parking spaces for tenants and visitors.

| The order | Floor     | Usable area        | Parking | Price   |
|-----------|-----------|--------------------|---------|---------|
| VBC-1     | 5th floor | 244 m <sup>2</sup> | Yes     | 350 CZK |
| VBC-2     | 6th floor | 842 m <sup>2</sup> | Yes     | 350 CZK |