



🏠 3 697 m<sup>2</sup> 📄 Tomíčkova, Praha 11 📅 20 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N7144</b>	Price	<b>20 EUR per m2 / month + services + VAT</b>
Address	<b>Tomíčkova, Praha 11</b>	Type	<b>Offices</b>
Usable area	<b>3 697 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>27. 8. 2024</b>		

## About real estate

We offer for lease 3 697 sqm of modern office space in an architecturally unique office building, newly built right next to the metro station of line C - Roztyly in Prague 11. This elegant building, seeking BREEAM Excellent certification, will provide a total of 21,700 sqm of office space on 7 floors, with a typical floor size of up to 3,700 sqm, as well as 1,600 sqm of retail space on the ground floor. Users of the building will appreciate the possibility of modern employee catering on site and other services.

The strategic location of the building directly next to the Roztyly metro station and bus terminal ensures excellent public transport accessibility. The offices are also easily accessible by car from the D1 motorway and the City Ring Road. Parking is provided on 460 parking spaces on 4 underground floors, both for tenants and the public.

A large roof terrace with landscaped gardens and outdoor seating is available for work and relaxation, as well as a unique indoor atrium with relaxation corners and water features, offering a pleasant environment in all seasons. In the immediate vicinity of the project is the Nové Roztyly park, which attracts nature walks and various sports activities. Free group yoga classes and runs in the adjacent Krčský les (Krčský les) are organised for the public in the park, and there is also a fitness area on the street workout playground or a parkour playground.

Office space is offered in open plan standard.

Operating costs: 124,- CZK/sqm/month + utility consumption 52,- CZK/sqm/month.