Luxent | Exclusive Properties

539 m²   Vyskočilova, Praha 4   16 EUR per m2 / month

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**N7080**	Price	**16 EUR per m2 / month + services**
Address	**Vyskočilova, Praha 4**	Type	**Offices**
Usable area	**539 m²**	Parking	**Yes**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**2nd floor**
Device	**Partly**	Lift	**Yes**
Date to move in	**26. 8. 2024**		

About real estate

We offer for rent a first-class office space of 539 sqm on the 3rd floor of an office building located in the central part of Prague 4. The building is situated on the corner of Jemnická and Želetavská streets. The currently equipped premises will be available from July 2025, with the possibility of modifications by agreement.

The property is designed in an intimate style, offers a total of 4,000 sqm of lettable space spread over 6 floors and has 60 parking spaces in the underground garage. The premises are equipped with all necessary networks, air conditioning (fan coils) and opening windows. This technologically advanced building provides a high quality and efficient internal infrastructure. On the 6th floor there is a common terrace with seating and greenery for the tenants.

The building offers added value in the form of the adjacent Baar Park with a large water fountain, ideal for relaxing during lunch breaks. The location boasts excellent transport accessibility: the Jemnicka and Brumlovka bus stops are one or two stops away from the Budějovická or Kačerov metro stations, and there is also a direct connection to the Prague ring road and the D1 motorway. There is a full range of amenities in the vicinity, including restaurants, cafeterias, cafes, a supermarket, a drugstore, a pharmacy, medical facilities, the Balance Club Brumlovka fitness and wellness centre, a dry cleaner, a florist and other services.

Operating costs: 153,- CZK/sqm/month + utilities 37,- CZK/sqm/month.
The rental price varies depending on the size, location and use of the unit.