



🏠 275 m<sup>2</sup> 📄 Hvězdova, Praha 4 🏠 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7088</b>	Price	<b>17 EUR per m2 / month + services</b>
Address	<b>Hvězdova, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>275 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>8th 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 275 sqm of office space in a complex consisting of two modern office buildings, which together provide more than 34,200 sqm of office space. This large capacity is complemented by 430 parking spaces located in underground garages, ensuring comfortable parking for employees and visitors. This complex is located in Pankrác, one of the most vibrant and best accessible areas in Prague. The project provides high quality class "A" space.

The building offers a comprehensive set of modern amenities and services that provide a safe and comfortable office environment. A 24-hour security service and security guards, together with smoke detectors, contribute to maximum protection. There is a fibre optic internet connection. Internal blinds, air-conditioning and carpeting support comfort. Secure access is provided by a magnetic card system. This range of services and facilities makes the building an ideal location for modern offices that meet all requirements for security, comfort and efficiency. Within walking distance are banks, pharmacy, international hotels, post office, supermarket, dry cleaners, restaurants and cafes.

The strategic location of the complex plays a key role in its attractiveness. It is close to the D1 motorway, allowing easy access to the road network and is only 5 minutes drive from the Prague ring road (Jižní spojka). This accessibility is enhanced by the presence of public transport, including the metro station of line C - Pankrác, which is in the immediate vicinity of the building.

Service charges 145,- CZK/sqm/month + parking 140 EUR/month.