



## Rent a comfortable office, 250 sqm, Prague 5 - Nové Butovice



🏠 250 m<sup>2</sup> 📄 Praha 5 🏢 391 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                          |                                    |  |
|--------------|--------------------------|------------------------------------|--|
| Order number | <b>N7031</b>             | Price                              | <b>391 CZK per m2 / month + services</b> |
| Address      | <b>Praha 5</b>           | Type                               | <b>Offices</b>                           |
| Usable area  | <b>250 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>ground floor</b>      | Device                             | <b>Partly</b>                            |
| Lift         | <b>Yes</b>               | Date to move in                    | <b>12. 8. 2024</b>                       |

## About real estate

We offer for rent modern class A office space in Prague 5 in Nové Butovice. The building has BREEAM "Excellent" green certificate. All units have connection to telecommunication networks, fiber optic cables, controllable blinds and backup generators. Of course, there is an electronic fire system (EPS), HVAC with separate regulation from the smallest office, toilet + kitchenette in each rental unit, double installation floor with floor boxes, opening windows with external blinds and installed sprinklers.

Multiple units available from 250 to 4,500 sqm ft and 100% flexibility of open-space vs. office zoning.

Nearby are all amenities, Galerie Nové Butovice shopping center, Czech Post office, kindergarten and primary schools, medical center and sports complex. The building has direct access to Nové Butovice metro station (metro line B) - 12 minutes to the centre. Public transport lines and intercity transport are two minutes walk away. Direct connection to the D5 and D1 motorway, Prague ring road - 5 minutes. Václav Havel Airport can be reached in just 15 minutes.

Commercial space: 15 - 21 EUR/sqm/month.

Services: 118,- CZK/sqm/month + tenant's utilities.

Parking: 130 EUR/month.

For more information contact the broker.