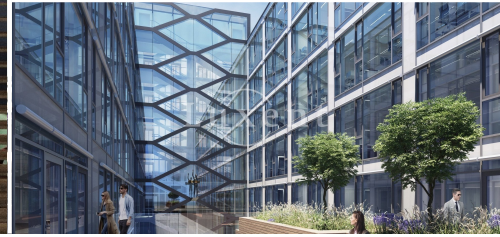




## An office space for rent, 1 264 sqm, Prague 6



🏠 1 264 m<sup>2</sup> 📄 Generála Píky, Praha 6 📄 579 CZK 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>N7157</b>                  | Price                              | <b>579 CZK per m2 / month + services + VAT</b> |
| Address      | <b>Generála Píky, Praha 6</b> | Type                               | <b>Offices</b>                                 |
| Usable area  | <b>1 264 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>1st floor</b>              | Device                             | <b>Partly</b>                                  |
| Lift         | <b>Yes</b>                    |                                    |  |

## About real estate

We offer for rent 1 264 sqm of office space in a modern administrative complex in the Prague 6 - Dejvice district.

The class A office space is spread over 6 floors and offers up to 18,600 sqm of leasable office space. All floors have the possibility of flexible space layout. Tenants can thus use the layout as a large open space or as smaller separate units. The building is targeting BREEAM Very Good certification. The premises are equipped with reception, opening windows, air conditioning, fibre optic cables and security. Access to the building works via magnetic cards. The building includes a cafeteria with a café.

The location is perfectly accessible by car and public transport. Next to the building there is Dejvicka metro station (line A) and several tram stops on Evropská street. The advantage for companies is the proximity of the Václav Havel Airport, which is only 20 minutes away, and easy connection to the main road routes. There is ample parking space for tenants in 5 underground floors.

Services: 95,- CZK/sqm/month + VAT.

Parking: 110,- EUR/place + VAT.