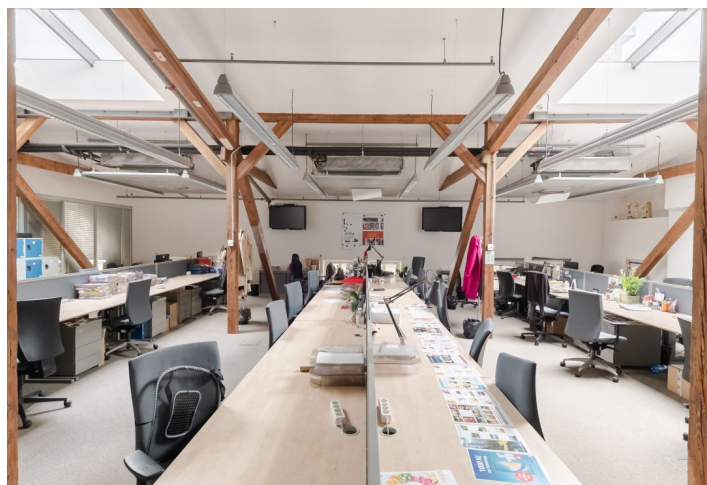




## Office building

9 864 m<sup>2</sup>, Prague 7, Holešovice, U Průhonu

€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>

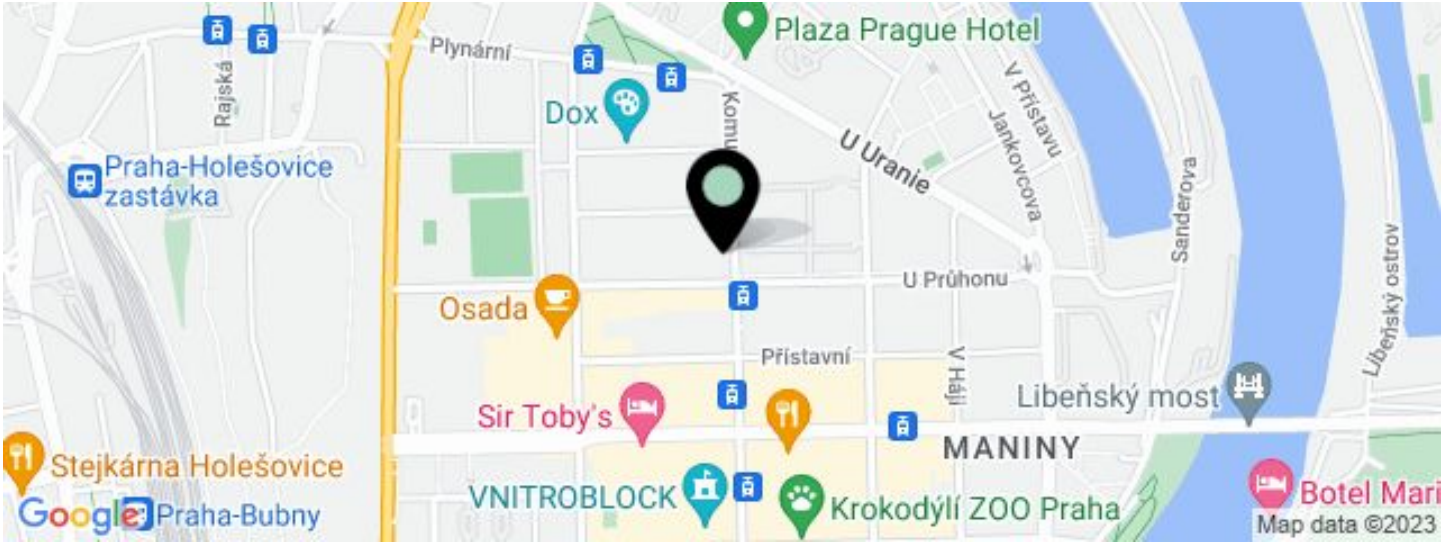




Office building

€ 14.50 / m² | CZK 365 / m²

9 864 m², Prague 7, Holešovice, U Průhonu



| UNIT                                               | AVAILABLE AREA | SERVICES               | PARKING              | MONTHLY RENT |
|----------------------------------------------------|----------------|------------------------|----------------------|--------------|
| Building D, Office space, 4th floor                | 549 m²         | 105 CZK monthly per m² | EUR 130 / pp / month | € 14.50 / m² |
| Building D, Office space, 2nd floor                | 271 m²         | 105 CZK monthly per m² | EUR 130 / pp / month | € 14.50 / m² |
| Building B, Office space, ground floor - 3rd floor | 8 437 m²       | 105 CZK monthly per m² | EUR 130 / pp / month | € 14.50 / m² |

**Office building**9 864 m<sup>2</sup>, Prague 7, Holešovice, U Průhonu**€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>**

|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 105 CZK monthly per m <sup>2</sup> |
| Total building area     | 10 840 m <sup>2</sup>              |
| Tenant consumption      | —                                  |
| Parking                 | 130 EUR                            |
| Parking service charges | 400                                |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 15182                              |

This modern office complex consisting of 4 buildings offers office space for lease and retail space for lease in a lucrative area of Prague 7 in Holešovice. The reconstructed buildings of a former brewery and 2 new buildings together create an architecturally unique complex that combines modern administrative and retail space with late 19th century architectural elements.

**Location:**

Good transport links - 5 minutes by tram to the Nádraží Holešovice, Vltavská (line C) or Palmovka (line B) metro stations and near the U Průhonu, Dělnická, Maniny, and Ortenovo náměstí tram stops.

**Features and services:**

Partly raised floor  
Heating  
Air conditioning  
Radiators and fans  
Backup power source  
Wheelchair accessible elevators (with the exception of Building A)  
Kitchen  
Sanitary facilities  
Security

Rental and service charges listed without VAT. Lessee pays no commission.