



## Office building

417 m<sup>2</sup>, Prague 8, Libeň, U Libeňského pivovaru

€ 9.00 / m<sup>2</sup> | CZK 225 / m<sup>2</sup>

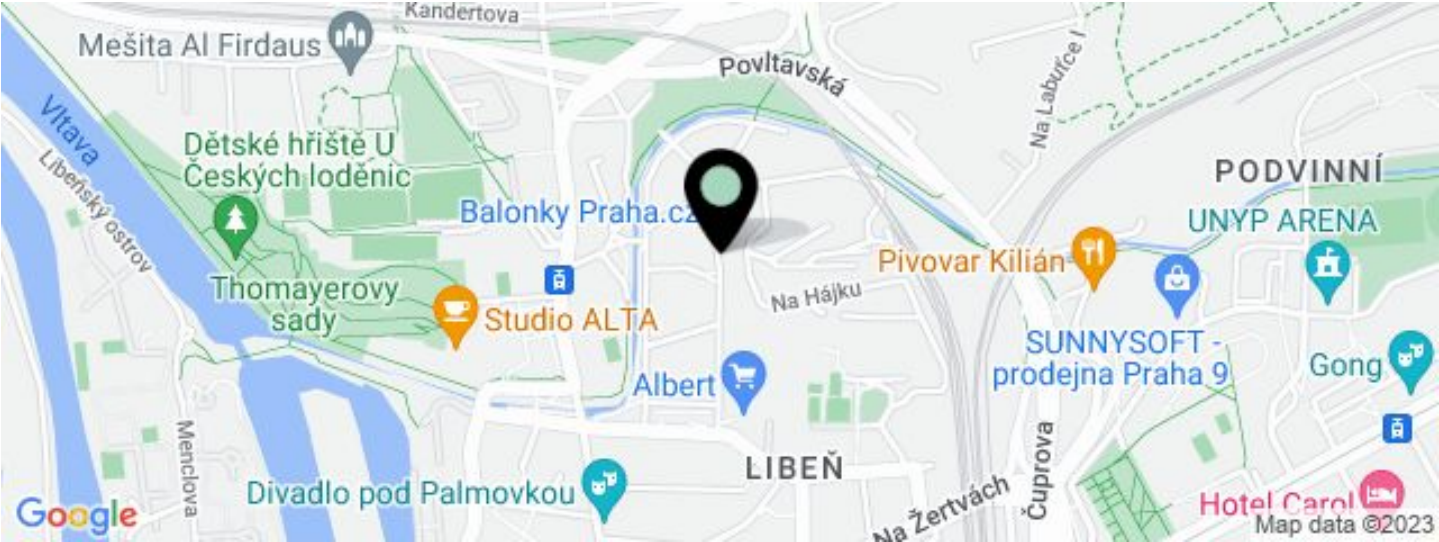




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| UNIT                    | AVAILABLE AREA | SERVICES                  | PARKING                | MONTHLY RENT |
|-------------------------|----------------|---------------------------|------------------------|--------------|
| Office space, 4th floor | 200 - 417 m²   | 150 CZK<br>monthly per m² | CZK 2 250 / pp / month | € 9 / m²     |

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|                         |                                    |
|-------------------------|------------------------------------|
| Service price           | 150 CZK monthly per m <sup>2</sup> |
| Total building area     | 2 985 m <sup>2</sup>               |
| Tenant consumption      | —                                  |
| Parking                 | 2 250 CZK                          |
| Parking service charges | —                                  |
| Parking ratio           | —                                  |
| Certification           | —                                  |
| PENB                    | G                                  |
| Reference number        | 22304                              |

**Administrative building designed in an industrial style with office space for lease in a quiet part of Prague 8 – Libeň.**

**Location:**

Excellent accessibility by car and public transport – tram stops and the Palmovka metro station (line B) are just a 5-minute walk. Thomayerovy sady Park and Libeň Island are situated close to the building. Very good civic amenities in the area.

**Features and services:**

Central reception  
CCTV  
Modern elevators  
Flexible office spaces  
Structured cabling  
Shared kitchenette  
Shared toilets  
Underground and outside parking lot

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