



## Office space

Prague 5, Bucharova

€ 14.90 / m<sup>2</sup> | CZK 368 / m<sup>2</sup>





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Service price	160 CZK monthly per m <sup>2</sup>
Available area	256 m <sup>2</sup>
Cellar	-
Parking	EUR 90 / ps / month
PENB	G
Reference number	23365

Administrative building with office premises for lease in Prague 5. Flexible office space layout (open plan/cellular offices) offering plenty of daylight and beautiful views. The business park setting is defined by attractive landscaping and greenery. Onsite restaurant and cafe available. The Galerie Nové Butovice shopping center is within walking distance, while the Zličín shopping center is just 5 minutes by car or metro.

**Location:**

Modern office building in established business location, situated at the metro station Nové Butovice (line B), 10 minute drive from Ruzyně Airport and 20 minutes from city center. Good connectivity to D5 highways and Prague ring-road.

**Features and Services:**

Reduced ceilings with LED lights  
 Heating and cooling provided by a four-pipe fan coil system  
 Connection to central air-conditioning with sufficient capacity  
 Openable windows  
 Sophisticated cable system  
 Raised floors (building C only)  
 Plenty of ISDN phone lines including fiber optic cable connections  
 Newly reconstructed representative reception halls and an elevator lobby  
 24-hour surveillance and CCTV camera system  
 Property management available in the building  
 Access to magnetic cards  
 Greenery with relaxation zones around buildings  
 Underground car parking including places for visitors  
 Car washes and charging stations for electromobility  
 Showers for cyclists  
 Shopping centers nearby  
 Mobile App: news, daily menu, reservation of services and parking spaces, fault reporting, information on visits and access to the building without a card

Images might not accurately reflect the current state of the premises.

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

