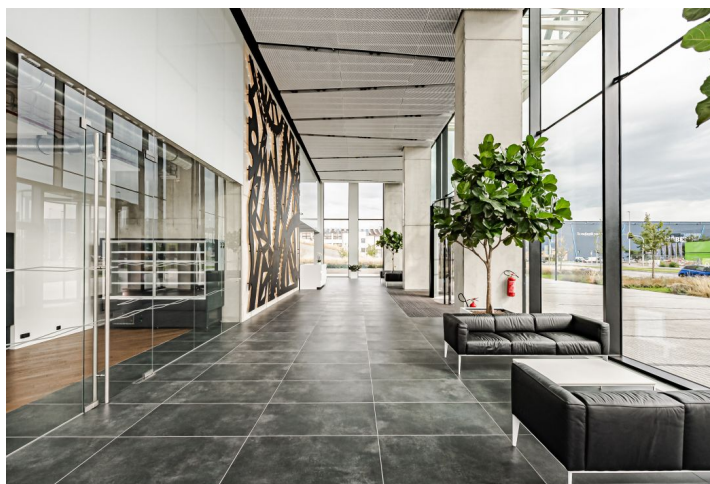




Office space

Prague 9, Vysočany, Kolbenova

€ 13.50 / m² | CZK 339 / m²





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Prague 9, Vysočany, Kolbenova

€ 13.50 / m² | CZK 339 / m²

Service price	130 CZK monthly per m ²
Available area	330 m ²
Cellar	-
Parking	EUR 120 / ps / month
PENB	A
Reference number	31868

Office space for rent designed by the CMC Architects architectural studio. It has 19 above-ground floors and offers tenants variable office solutions using the latest technologies and an original interior and exterior design. The top floor offers a terrace with panoramic views, accessible to all tenants. There will also be a restaurant with a garden, bike storage, and a charging station for electric cars.

The building is designed to be energy-efficient and aims to achieve BREEAM Excellent Certification. Close to the project, there is a green oasis surrounded by the unique industrial atmosphere of Vysočany: Ovocny Sady na Klíčově. It is one of Prague's public orchards and is a quiet place to relax in as well as the home of many protected animals.

Location:

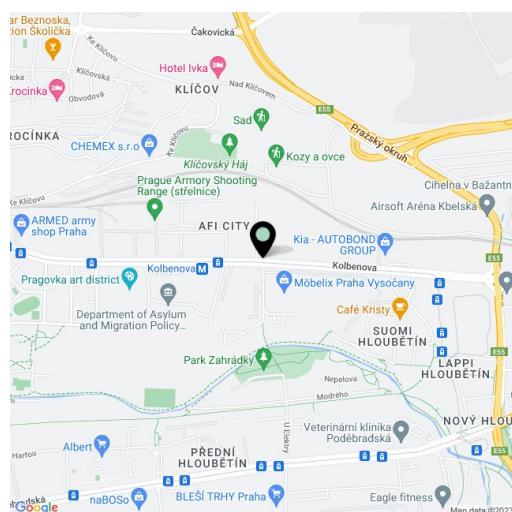
The project is located in a dynamically developing area of Prague 9, directly on Kolbenova Street. Excellent accessibility by public transport, right next to the Kolbenova metro station (line B) and tram and bus stops. Fast connection to the Prague Ring Road, and the D8 (Ústí n/Labem), the D10 (Liberec), and the D11 (Hradec Králové) highways. There is a full spectrum of civic amenities in the vicinity, and many shops, restaurants, and cafés in the Phoenix shopping center.

Facilities and services:

Elegant reception with a spacious entrance hall
 24/7 access to the building and security
 Access card system
 High-speed elevators
 Standard illumination
 Double floors
 Floor boxes
 Air conditioning
 Hot water heating
 Openable window modules
 Sprinkler system
 Optical cable
 Parking in underground garages
 CCTV
 Wheelchair access
 Technical maintenance and cleaning service

Available from Q3/2024.

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





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