Luxent | Exclusive Properties

Rent of a business unit, 436 sqm, Prague 4 - Pankrác







436 m² | 5. května, Praha 4 | 367 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	**MAYH-1**	Price	**367 CZK per m2 / month + VAT + fees**
Address	**5. května, Praha 4**	Type	**Bussiness Units**
Usable area	**436 m²**	Parking	**Yes**
Office area	**430 m²**	Area of non-residential premises	**430 m²**
Retail space	**430 m²**	Low energy	**No**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**1st floor**
Garage	**Yes**	Lift	**Yes**
Date to move in	**9. 2. 2023**		

About real estate

The new administrative project is located in the favorite location of Prague 4 - Pankrác and offers representative spaces for both small and large companies. The building has modern offices, which are sensitively set into the surrounding area. Large format windows that bring enough daylight to the building ensure a comfortable working environment. Part of the building is a business unit on the ground floor and an underground garage.

Offices offer a total area of 7,210 sqm and each floor is 1,580 sqm. Units are divisible from 350 sqm further. There is also a 436 sqm business unit in the building.

The building has 6 above-ground floors and 69 parking spaces.

The building will feature a 24/7 central 24-hour reception with magnetic card access, wheelchair access, 24-hour security, a bike storage with showers, a shared roof terrace and storage facilities.

Furthermore, double floors, outdoor blinds, openable windows, CCTV, EPS, recharging stations for electric cars in garages, modern lifts, flexible room division.

Your office will be easily accessible by car and public transport. Specialty is the exceptional visibility of light logs located directly on the facade. The tenants can use the bike storage with a social background or roof terrace, which offers a unique view of Prague. The building is located on the 5. května street, which is part of the Pragues artery and guarantees excellent accessibility not only to the city center, but also to the Prague circuit and the D1 highway. The public transport is also very good, the building lies between the C-Pankrác and Pražského Povstání metro stations and has a tram line within reach. A wide range of services can be enjoyed nearby.

Rentals from 14,95 EUR / sqm / month + VAT
Service fees 70 CZK / sqm / month + VAT
Rental parking space 120 EUR / space / month + VAT
Parking fee 300 CZK / place / month + VAT

The order	Floor	Usable area	Parking	Price
MAYH-1	1st floor	436 m^2	Yes	367 CZK