



842 m² Vinohradská, Praha 10 - Strašnice 350 CZK per m² / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	VBC-2	Price	350 CZK per m² / month + VAT + fees
Address	Vinohradská, Praha 10 - Strašnice	Type	Offices
Usable area	842 m²	Parking	No
Office area	1 933 m²	Area of non-residential premises	1 933 m²
Energy performance of the building	G - Extremely uneconomical	Floor	6th floor
Device	No	Garage	Yes
Date to move in	14. 2. 2023		

About real estate

We offer for rent offices located in a modern office building after complete reconstruction. Offices are rented mostly in shell & core condition and can be customized according to the requirements and needs of the client. The standards of the leasable units include double demountable flooring, internal mechanically operated roller shutters, cooling units, lighting preparation, wall mounted electronic controllers, entrance doors to the lease premises. Each floor has its own bathroom facilities. The landlord provides the tenant with an allowance for the retrofitting (fit & out) of the office in the amount of 2 500 CZK/sqm of the exclusive lease area.

The floor plan of a typical floor is very efficient due to the possibility of dividing the space into smaller units and allows for the implementation of the latest trends in office layout and the requirement for the integration of non-work and relaxation zones. Thanks to the layout of the building with internal atriums, it is possible to position workplaces with regard to the provision of daylight. The quality of the working environment is enhanced by atria with greenery. The representative entrance hall and the elevator lobbies on the individual floors are another enlivening feature of the interior.

The main entrance is on a card system with a representative reception. There is a 24-hour security service in the building. The building is easily accessible by public transport and by car. The underground garages are a great advantage, providing plenty of oversized parking spaces for tenants and visitors.

The order	Floor	Usable area	Parking	Price
VBC-1	5th floor	244 m ²	Yes	350 CZK
VBC-2	6th floor	842 m ²	Yes	350 CZK