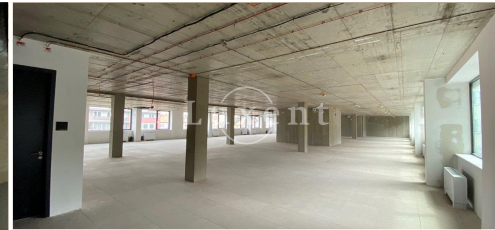




Rent of an office, 236 sqm, Prague 10 - Strašnice



🏠 236 m² 📄 Vinohradská, Praha 10 - Strašnice 💰 75 520 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Karel Bartek
COMMERCIAL SPECIALIST

karel.bartek@luxent.cz
+420 770 189 189

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|--------------|--|------------------------------------|--|
| Order number | VBC-1 | Price | 75 520 CZK per month + VAT + fees |
| Address | Vinohradská, Praha 10 - Strašnice | Type | Offices |
| Usable area | 236 m² | Parking | No |
| Office area | 236 m² | Area of non-residential premises | 236 m² |
| Low energy | No | Energy performance of the building | G - Extremely uneconomical |
| Floor | 5th floor | Device | No |
| Garage | Yes | | |

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 | 236 m ² | Yes | 75 520 CZK |
| VBC-2 | 6th floor | 1 939 m ² | Yes | 620 480 CZK |
| VBC-3 | 7th floor | 1 856 m ² | Yes | 603 174 CZK |
| VBC-4 | 8th floor | 924 m ² | Yes | 304 986 CZK |