



457 m<sup>2</sup>   Italská, Praha 2   25 EUR per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7167</b>	Price	<b>25 EUR per month + services + VAT</b>
Address	<b>Italská, Praha 2</b>	Type	<b>Offices</b>
Usable area	<b>457 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>26. 9. 2025</b>		

## About real estate

We offer for rent fully equipped and serviced independent offices of the highest standard. The complex Churchill I with a total area of 33 000 m<sup>2</sup> is one of the most important development projects of recent years. An important part of the building is the retail space, where you can find a Rossmann drugstore or Lidl supermarket, which further increases the comfort of the office tenants. The exceptional design of both buildings goes hand in hand with the use of environmentally friendly technologies that significantly save operating costs. The building has achieved green certification at the LEED Gold level.

It includes extensive representative relaxation zones, open space areas for work or informal meetings. Of course, the use of several meeting rooms is included in the rental price. Fully equipped kitchens with unlimited coffee, tea and water are available for you and your clients.

The building is equipped with modern technology for management, operation and access. The building is fully air-conditioned. There is 24 hour security, external blinds, internet, fibre optics and magnetic card access, ensuring a secure working environment.

Of course, parking is available directly in the building. With its exceptional location, as well as a very diverse range of all services and amenities, the premises brings you the perfect place to do business.

Building services: 130 CZK/sqm/month.

Parking: 180 EUR/space/month.