Rent of an office, 84 sqm, Prague 3 - Žižkov


田 $84 \mathrm{~m}^{2}$ (1) Kubelíkova, Praha 3 - Žižkov 目 Leased


WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

## Karel Bartek

COMMERCIAL SPECIALIST
karel.bartek@luxent.cz
$+420770189189$

| Order number | N5291 | Price | Leased |
| :---: | :---: | :---: | :---: |
| Address | Kubelíkova, Praha 3 - Žižkov | Type | Offices |
| Usable area | $84 \mathrm{~m}^{2}$ | Parking | Yes |
| Offer status | Leased | Office area | $84 \mathrm{~m}^{2}$ |
| Area of non-residential premises | $84 \mathrm{~m}^{2}$ | Low energy | No |
| Energy performance of the building | G - Extremely uneconomical | Floor | ground floor |
| Device | Yes | Lift | Yes |

## About real estate

We offer to rent unique office space, which has been used so far for therapy, coaching and self-development programs. These spaces, totaling 84.4 sqm , are located on the upper ground floor of a historic building. Being a corner office, there is a pleasant light from both directions.

The premises are designed as $3+1$ and are divided into two separate rooms and one corner room that could be perfect as a meeting room. Each room is equipped with wooden floors, heating, openable windows, internet connection (UPC), lighting. There is also a sink in the meeting room. The rooms are equipped with furniture with plenty of storage space. In the corridor there is a kitchen and there is also enough space to prepare a possible reception. From the hallway is the entrance to two separate toilets. One toilet is also equipped with a shower.

The building has a lift and the common areas of the building are representative. Surroundings of Vinohrady and Žižkov offers quality facilities for any company thanks to a large number of cafes, restaurants, shops, shopping center Flora, which is located about 5 minutes walk, and excellent transport infrastructure. There is a tram stop nearby, metro station A - Flora or Jirího z Poděbrad within walking distance.

The energy performance class G is given only temporarily due to the fulfillment of legal requirements.

