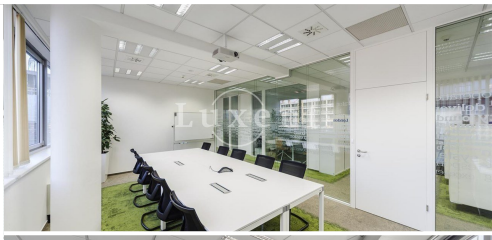
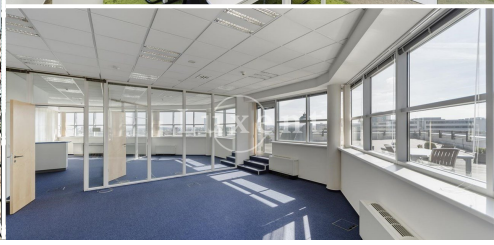
Luxent | Exclusive Properties





883 m² | Doudlebská, Praha 4 | 16 EUR 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	**N7048**	Price	**16 EUR per m2 / month + services**
Address	**Doudlebská, Praha 4**	Type	**Offices**
Usable area	**883 m²**	Parking	**Yes**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**2nd floor**
Device	**Partly**	Lift	**Yes**
Date to move in	**1. 1. 2025**		

About real estate

We offer for lease modern office space of 883 sqm in a commercial building Polygon located in a dynamically developing area in Pankrác, Prague 4. The total leasable area is 11 300 sqm. The units are divisible and can be customized according to the tenant's requirements. The project features an innovative design that not only catches the eye at first glance, but also optimizes the use of space and the supply of natural light.

The popular shopping centre Arkády Pankrác is also located nearby. The building has comfortable offices with all the necessary equipment including reception, security, internet, sprinklers, internal blinds. There is also a restaurant on the ground floor, underground parking and three fast lifts. The premises are air-conditioned, have lowered ceilings and double floors. There are also terraces on the 6th and 8th floors that provide spectacular views.

There are excellent transport links not only towards the centre of Prague, but also to the Prague ring road and D1, the Pankrác metro station and bus stop are within walking distance. You can use a wide range of services in the area.

Service charges 125 CZK/sqm/month + VAT.
Parking space rent 110 EUR/place/month + VAT.