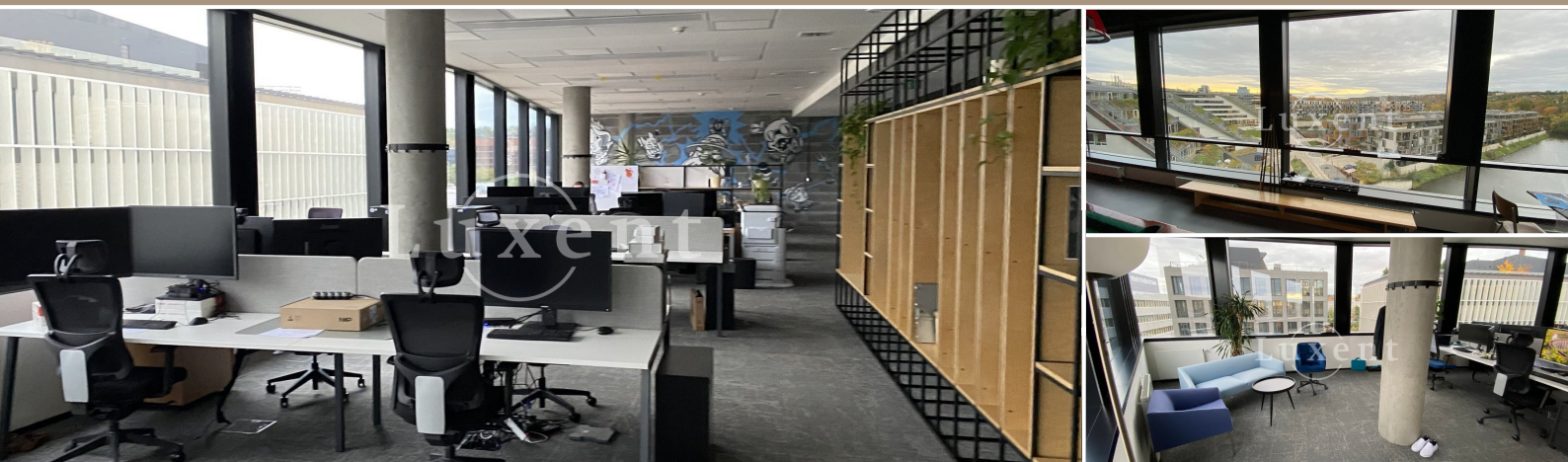




## Modern offices for rent near the Vltava Marina, 600-1000 sqm, Prague 8



🏠 1 000 m<sup>2</sup> 📄 Boudníkova, Praha 8 - Libeň 💰 428 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N6766</b>	Price	<b>428 CZK per m2 / month</b>
Address	<b>Boudníkova, Praha 8 - Libeň</b>	Type	<b>Offices</b>
Usable area	<b>1 000 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>5th floor</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>11. 1. 2024</b>

## About real estate

Office offered for sale or sublease:

Total lettable area: 1057 m<sup>2</sup>

Net lettable area: 997 m<sup>2</sup>; Common areas: 60 m<sup>2</sup>

Number of parking spaces: 10

Leasing options:

- 1) Assignment of existing lease
- 2) Sublease of a larger part of the office (approx. 3/5 of the space) with own entrance and shared kitchen with own entrance and shared kitchen

Rental conditions (excluding VAT):

- Rent: 16.4 EUR / i.e. 401.8 CZK / m<sup>2</sup>/month
  - Monthly rent for the whole area 17.337 EUR / 427.773 CZK
  - Monthly rent for each parking space: 140 EUR / 3.430 CZK
  - Monthly rent for the whole area: 1.400 EUR / 34.300 CZK
- IN CZK
- Service charge: 150 CZK/m<sup>2</sup>/month
  - Total cost of services: 158.672 CZK / month
  - Average monthly payment for total energy consumption (electricity)  
18.700 CZK

Availability:

- Space can be vacated within 14 days

Additional information:

- The premises also offer the possibility of expansion by approx. 450 m<sup>2</sup>.
- Fittings: High quality materials, modern design, double glass partitions, designer glass partitions, designer lighting, exposed ceilings in public areas and areas and suspended ceilings in the office areas,  
Acoustic tiles. The fit out is the property of the existing tenant and will be transferred to the new tenant.
- Fixtures and fittings can be purchased, including 80 full-size workstations, high quality AV equipment and designer furniture.  
A specific quote for the furniture will be provided on request.

Restrictions and requirements:

- Lease is not transferable to non VAT payers.
- Deposit Amount: Equivalent to three months rent, with the option of a bank guarantee or cash deposit.  
bank guarantee or cash deposit.

Premises layout:

- 1 large meeting room (12-14 people)
- 2 medium meeting rooms (8-10 people)
- 2 small meeting rooms (4-5 people)
- 1 large open space (38-48 people)
- 1 small open space (24-36 people)
- 1 large office (12-16 people)

- 2 small offices (1-2 seats)
- 1 reception area
- 1 Podcast/fun room (16 m<sup>2</sup>)
- 2 storage rooms (6-10 m<sup>2</sup>)
- 1 server room (6 m<sup>2</sup>)
- 1 large lounge with kitchenette
- 4 toilets

If you are interested in this offer, please contact us for more information.  
for more information.