



🏠 242 m<sup>2</sup> 📄 Bubenská, Praha 7 - Holešovice 🏠 600 CZK per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N6998</b>	Price	<b>600 CZK per m<sup>2</sup> / month + services</b>
Address	<b>Bubenská, Praha 7 - Holešovice</b>	Type	<b>Business Units</b>
Usable area	<b>242 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>7. 8. 2024</b>		

## About real estate

We offer for rent 242 sqm of office space in a functionalist building in Prague's Holešovice. The building corresponds to the highest contemporary demands on the quality of offices. Energy performance of the building - B. The units are available partially furnished. There is more space available in the complex.

Tenants have 24 hour security service, security and central reception, smoke detectors, internet, internal blinds, fibre optics, opening windows and sprinklers. Access works with magnetic cards.

Ample parking spaces are available in the building.

Thanks to its excellent location, the building is very accessible both by car and public transport (tram/metro C Vltavská, train Nádraží Holešovice). The building offers its tenants everything they could wish for - a neighborhood full of restaurants and shops, the popular Stromovka park within walking distance, beautiful views from several terraces and last but not least, space for self-catering facilities and shops on the ground floor.

Services: 155,- CZK/sqm/month + VAT.

For more information contact the broker.