



🏠 1 435 m<sup>2</sup> 📄 V olšínách, Praha 10 🏠 10 EUR per m2 / 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>N7150</b>	Price	<b>10 EUR per m2 / month + services + VAT</b>
Address	<b>V olšínách, Praha 10</b>	Type	<b>Offices</b>
Usable area	<b>1 435 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent an office in a project that offers up to 7 590 sqm of office space with the possibility of layout changes, which each tenant can arrange according to their own needs and use in the form of open space or individual closed offices.

The building provides the services of a representative reception, meeting rooms and security. In the vicinity of the building there is a park Gutovka, which is suitable for active rest or relaxation after work. In addition, a few minutes from the building there is a Billa supermarket and the Skalka shopping centre with a Tesco hypermarket, which provide excellent shopping opportunities and a wide range of services.

The offices are located in a quiet area of Prague 10 - Strasnice. The Dobročovická bus stop is right in front of the building, the Strašnická metro station (line A) and Skalka are within walking distance. The building is easily accessible from the Prague ring road and D1 and D11 motorways in the direction of Hradec Králové. The exit to the Jižní spojka is within 5 minutes. There are good parking possibilities near the building. In the vicinity there are complete civic amenities and a wide range of services.

Services: 190 CZK/sqm/month.

Parking: 80 EUR/month.