



🏠 490 m<sup>2</sup> 📄 Voctářova 📊 18 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 | <b>N7111</b>             | Price                              | <b>18 EUR per m2 / month + services</b> |
| Address      | <b>Voctářova</b>         | Type                               | <b>Offices</b>                          |
| Usable area  | <b>490 m<sup>2</sup></b> | Parking                            | <b>Yes</b>                              |
| Office area  | <b>517 m<sup>2</sup></b> | Energy performance of the building | <b>G - Extremely uneconomical</b>       |
| Floor        | <b>1st floor</b>         | Device                             | <b>Partly</b>                           |
| Lift         | <b>Yes</b>               |                                    |   |

## About real estate

We offer for rent an office unit in a new modern office building in a new project in Karlín. The office has an area of 490 sqm. The property offers approximately 9,000 sqm of office space on 8 floors.

The project offers the highest possible standard due to the type of materials used, the quality of processing of all interior elements and the use of the most efficient technologies with an impact on the efficiency and environmental friendliness of operation. Each tenant has its own kitchen and toilets. The premises are equipped with opening windows with external blinds, central reception with unlimited access, lifts and a restaurant with canteen.

The building has been designed as efficiently as possible so that it is possible to prepare these spaces for each individual tenant exactly according to their requirements, either in the form of open offices or, conversely, in the form of separate segregated units. The floor plan of a typical floor is very efficient with the possibility of dividing the space into smaller units and allows for the implementation of the latest trends in office layout and requirements for the integration of non-work and relaxation zones.

All amenities are nearby. Thanks to its location in the wider centre of Prague, the area is easily accessible by all means of transport. Invalidovna metro station (line B) is a 4-minute walk from the building, trams (stops Divadlo pod Palmovkou, Palmovka) stop 2 minutes from the building. Excellent accessibility by car thanks to the main road routes and the proximity of the Blanka tunnel. There are 87 parking spaces in the underground garage. Václav Havel International Airport is 25-30 minutes away by car.

Energy efficiency A.

Services: 160,-CZK/sqm/month.

Parking: 135 EUR/month.