



🏠 630 m<sup>2</sup> 📄 Štětkova, Praha 4 💰 16 EUR per m<sup>2</sup> / 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>QBX-3</b>	Price	<b>16 EUR per m<sup>2</sup> / month + services</b>
Address	<b>Štětkova, Praha 4</b>	Type	<b>Offices</b>
Usable area	<b>630 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>28. 8. 2024</b>		

## About real estate

We offer for rent an innovative 630 sqm office space in Prague 4 near Vyšehrad. The building, originally designed by architect Jan Štípek in 1976 for the Ministry of Transport of Czechoslovakia, was completed in 1979.

The building offers a comfortable working environment with air-conditioning and blinds, opening windows, reception with security and magnificent views of Prague. The office space offers 100% flexibility and can be customized according to the tenant's needs. Smoke detectors and sprinkler systems are installed for security. Internet connection via fiber optics is also available. Carpets and lowered ceilings are used in the offices. Terraces are used for relaxation and rest. The neighborhood offers a wide range of amenities nearby including banks, restaurants, shops and other services.

The property is easily accessible by public transport, as it is only 300 metres from Vyšehrad and Pražského povstání metro stations and there is a bus stop in front of it. For the convenience of employees and visitors there are more than 100 parking spaces. It also has direct access to the main road route Magistrála. Energy performance of the building - B.

Services: 130 CZK/sqm/month.

Parking: 130 EUR/month.

For more photos and information contact the broker.