



## Rent of a modern commercial unit, 600 sqm, Prague 4 - Michle



🏠 517 m<sup>2</sup> 📄 Vyskočilova, Praha 4 - Michle 📄 454 CZK 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>N7083</b>	Price	<b>454 CZK per m2 / month + services</b>
Address	<b>Vyskočilova, Praha 4 - Michle</b>	Type	<b>Offices</b>
Usable area	<b>517 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>15th floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>	Date to move in	<b>27. 8. 2024</b>

## About real estate

We offer for lease prime office space of 517 sqm on the 16th floor of an office building in Prague 4. This building, with 17 floors and attractive design, is becoming a dominant feature of the Brumlovka area. The premises are furnished in open plan standard and offer breathtaking views of Prague and its surroundings.

The building is located on Želetavská Street and offers a total of 28,000 sqm of office space and 3,500 sqm of retail space on the ground floor. Tenants and the public can use 944 parking spaces in the underground car park. The building also includes two roof terraces with greenery, a canteen, several restaurants and a commercial arcade with a wide range of shops and services, including an Albert supermarket, a dm drugstore, a dry cleaner, a jewellery store, a beauty and nail studio, a florist, a wine shop and a café.

The main tenant of the building is UniCredit Bank, which operates a branch here. A valuable addition to the project is Baar Park with a water fountain, ideal for relaxing during lunch breaks.

The property is characterized by excellent transport accessibility: free shuttle bus stop BB1, only one stop from the metro station of line C - Budějovická). Other public transport lines are 100 m away (in the direction of Budějovická and Kačerov), and there is also a direct connection to the motorway, the Prague ring road and the D1 motorway.

The entire Brumlovka locality provides all civic amenities, including restaurants, cafes, public canteens, a pharmacy and an exclusive fitness and wellness centre, an athletics stadium and many more. There are water features and seating areas located in the central part of the complex. The Brumlovka location also regularly hosts markets and other cultural and entertainment events for tenants and the public.

Service charges: 264,- CZK/sqm/month + VAT

Parking: from EUR 135/parking space/month + VAT

Warehouse: from 10 EUR/sqm/month + VAT