



🏠 600 m<sup>2</sup> 📄 Vyskočilova, Praha 4 - Michle 📄 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>N7082</b>	Price	<b>18 EUR per m2 / month + services</b>
Address	<b>Vyskočilova, Praha 4 - Michle</b>	Type	<b>Offices</b>
Usable area	<b>600 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>
Date to move in	<b>27. 8. 2024</b>		

## About real estate

We offer for rent a first-class office space of 600 sqm on the 5th floor of the Delta office building, located in Prague 4 - Michle. This space, equipped with a contemporary fit out, is available now and can be adapted to your requirements. In addition, a 1,320 sqm space on the same floor is also available for rent immediately.

The building offers a total lettable area of 40,800 m<sup>2</sup> spread over 8 floors and provides 880 parking spaces on 5 underground levels. It is situated between Vyskočilova Street and Václava Sedláčka and Za Brumlovkou Streets. This complex consists of two separate buildings with a highly efficient H-shaped floor plan and is designed with an emphasis on the environment. The tenants are provided with spacious roof terraces with greenery and relaxation zones. The western part of the building is surrounded by a green belt with an artificial riverbed, while the southern side is connected to the Brumlovka Park.

On the ground floor there is a restaurant and a public canteen. Delta stands out for its transport accessibility: directly in front of the building there is a bus stop, from where it is two stops to the metro lines of the C line - Budějovická and Kačerov. There is also a direct connection to the Prague ring road and the D1 motorway. In the Brumlovka area you will find a wide range of shops and services, including restaurants, cafes, Albert supermarket, drugstores, medical facilities, fitness and wellness centre and more. For rest and relaxation, there are local parks and the Brumlovka Square, which is equipped with water features and seating and regularly hosts markets and social and cultural events.

Service fee 264,- CZK/sqm/month.

Rental price from 18 EUR/sqm/month and varies depending on the size, location and use of the unit.