



🏠 330 m<sup>2</sup> 📄 Kolbenova, Praha 9 - Vysočany 🏠 14 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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COMMERCIAL LEASE SPECIALIST

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Order number	<b>N6985</b>	Price	<b>14 EUR per m2 / month + services</b>
Address	<b>Kolbenova, Praha 9 - Vysočany</b>	Type	<b>Offices</b>
Usable area	<b>330 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>13. 1. 2025</b>		

## About real estate

We offer for rent 330 sqm of office space in a modern project in the Prague 9 - Vysočany district. The building has 19 floors, typical office floors are from 3rd floor to 18th floor. 2. NP is smaller - 740 sqm. These offices are available partially furnished, it is possible to divide the space into smaller units. There are more units available in the complex.

On the first floor there are commercial premises and a restaurant with a garden. The building is energy efficient and has BREEAM Excellent certification. There is also a reception, 24/7 access, security, on-site maintenance, opening window modules, cleaning service, central air conditioning, bike room and electric vehicle charging station. Underground garage provides more than 300 parking spaces. Energy performance - B. There is a fitness centre in the building.

Easy access by car and public transport to the city center, greenery and quiet zones in the vicinity. Near the building there is a park Zahrádky and the Rokytka river, along which runs a bike path. If you are looking for a location close to the city centre with full civic amenities, the project is ideal for you.

Services: 100,- CZK/sqm/month + VAT.