



## Rent of an office, 84 sqm, Prague 3 - Žižkov



84 m<sup>2</sup> Kubelíkova, Praha 3 - Žižkov Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Karel Bartek**

COMMERCIAL SPECIALIST

karel.bartek@luxent.cz

+420 770 189 189

Order number	<b>N5291</b>	Price	<b>Leased</b>
Address	<b>Kubelíkova, Praha 3 - Žižkov</b>	Type	<b>Offices</b>
Usable area	<b>84 m<sup>2</sup></b>	Parking	<b>Yes</b>
Offer status	<b>Leased</b>	Office area	<b>84 m<sup>2</sup></b>
Area of non-residential premises	<b>84 m<sup>2</sup></b>	Low energy	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer to rent unique office space, which has been used so far for therapy, coaching and self-development programs. These spaces, totaling 84.4 sqm, are located on the upper ground floor of a historic building. Being a corner office, there is a pleasant light from both directions.

The premises are designed as 3+1 and are divided into two separate rooms and one corner room that could be perfect as a meeting room. Each room is equipped with wooden floors, heating, openable windows, internet connection (UPC), lighting. There is also a sink in the meeting room. The rooms are equipped with furniture with plenty of storage space. In the corridor there is a kitchen and there is also enough space to prepare a possible reception. From the hallway is the entrance to two separate toilets. One toilet is also equipped with a shower.

The building has a lift and the common areas of the building are representative. Surroundings of Vinohrady and Žižkov offers quality facilities for any company thanks to a large number of cafes, restaurants, shops, shopping center Flora, which is located about 5 minutes walk, and excellent transport infrastructure. There is a tram stop nearby, metro station A - Flora or Jiřího z Poděbrad within walking distance.

The energy performance class G is given only temporarily due to the fulfillment of legal requirements.