Luxent | Exclusive Properties

⊞ 1 055 m²   🗺 Vyskočilova, Praha 4   🪙 16 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	**N7081**	Price	**16 EUR per m2 / month + services**
Address	**Vyskočilova, Praha 4**	Type	**Offices**
Usable area	**1 055 m²**	Parking	**Yes**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**1st floor**
Device	**Partly**	Lift	**Yes**
Date to move in	**26. 8. 2024**		

About real estate

We offer for lease attractive offices of 1 055 sqm on the 3rd floor of an office building located on the corner of Michelská and Baarova streets in Prague 4. Open plan space is available immediately. Designed in an intimate style, the complex offers a total of 5,500 sqm of office space and 1,000 sqm of retail space on the ground floor on the main street Michelská. For tenants, there is a beautifully landscaped courtyard with greenery and relaxation areas, as well as a terrace with seating on the 5th floor. There are 146 parking spaces for tenants and the public on the three underground floors.

The building has excellent transport accessibility, with a bus stop "Jemnicka" directly in front of the building in the direction of Budějovická and Kačerov (2 stops), and direct connection to the Prague ring road and D1 motorway. The property is certified as a green building according to BREEAM and has an energy label B.

The surrounding area offers a wide range of shops and services, including restaurants, cafes, public canteens, Albert supermarket, dm drugstore, pharmacy, dry cleaners and medical facilities. There are parks for relaxing during the working day and places for sports such as fitness and wellness facilities, an athletics stadium and a multi-purpose field. The Brumlovka Square with its water features and seating area regularly hosts markets and various social and cultural events.

Operating costs: 153,- CZK/sqm/month + utility consumption 37,- CZK/sqm/month.
The rental price varies depending on the size, location and use of the unit.