



OFFICE / RETAIL TO LET

A7 OFFICE CENTER – BUILDING B

U Průhonu 13, Praha 7, 170 00

276 TO 4,474 SQ M

A7 Office Center – Building B

U Průhonu 13, Praha 7, 170 00



Accommodation

Floor/Unit	Building Type	Size	Rent	Service charge	Availability
2nd	Office	1,050 m ²	€15.50 /m ²	105 Kč /m ²	Available
2nd	Office	950 m ²	€8 /m ²	105 Kč /m ²	Available
2nd	Office	350 m ²	€10 /m ² nájemní doba je zkrácena na 1,5 až 2 roky do 12/2027	105 Kč /m ²	Available
3rd	Office	2,124 m ²	€15.50 /m ²	105 Kč /m ²	Available

Summary

Availability	Available Immediately
Property Size	10,900 sq m
Number of Floors	4 Floors above ground, 1 Floors below ground
Available Space	4,474sq m
Typical Floor Plate	2,100 sq m
Rent	€8 - €15.50 per sq m (per month)
Parking Ratio	50
Parking Rent	€140 per space / month
Service charge	€105 per sq m (per month)
Landlord	Conseq Investment Management, a.s.
Completion Date	1897
Last Modernisation	September 2009
Property Grade	BBB

Description

A7 Office Center comprises of four separate office buildings all with modern flexible space. A7 Office Centre, sensitively integrates new modern design with the original buildings. Parking is possible within the complex.

Location

A7 Office Center is located in Prague 7 – Holešovice, between U Průhonu and Komunardů streets. The complex is very well accessible by public transportation (3 minutes walk from Dělnická tram stop, metro line C – Nádraží Holešovice and Vltavská in the neighbourhood) as well by car – easy access to D1 highway leading to Vienna, D8 to Berlin and to direction Mladá Boleslav/Hradec Králové.

Amenities

ATM
Baby room / Kindergarden
Bank
Café
Chemist's shop
Conference center
Delivery pick-up boxes
Fitness / Sport facility
Flower shop
Grocery
Hairdresser
Hotel

Amenities & Specifications

- Build Status: New Build - Existing
- Build Date: 1897
- Air conditioning: Yes
- Central heating: Yes
- Mechanical ventilation: Yes
- Ceiling: Suspended Ceiling
- Lighting: Yes
- Full Access Raised floors: Yes
- Fibre optic: Yes
- Computer/Network cabling: Yes
- Power cabling: Yes
- Back-up generator: Yes
- Sprinklers: No
- Smoke detectors: Yes
- Openable windows: Yes
- Sun shading: Yes
- Access control system: Yes
- CCTV: Yes
- Kitchenette: Yes
- Distance to public transport: 100m (tram); 1100m (metro)
- HVAC: 4-pipe fan coil
- Passenger Lifts: Yes
- Number of Passenger lifts: 4
- Goods Lifts: Yes
- Number of Goods lifts: 1



