



# Prague, modern offices for rent, 1057 m2, 10 parking spaces, Boudníkova street, Libeň

Boudníkova 1, Praha, Hlavní město Praha

**427 773 CZK / měsíc**

We would like to offer you modern office space for rent, which is located in the Dock in Three building, Boudníkova Street, Prague 8, Palmovka. The entire 6th floor is available with a beautiful view and a usable area of 1057 sqm with 10 parking spaces. The building provides unlimited access 24/7, a high level of security and boasts state-of-the-art LEED certification. The office space has: 1x large meeting room (12-14 seats) 2x medium meeting room (8-10 seats) 2x small meeting room (4-5 seats) 1x large open space (38-48 seats) 1x smaller open space (24-36 seats) 1x large office (12-16 places) 2x small office (1-2 places) 1x reception 1x podcast/fun room (16 sqm) 2x warehouse (6-10 sqm) 1x server room (6 sqm) 1x large common room with kitchen 4 x toilet The premises used materials of above-standard quality, modern design, double glass partitions, designer lighting, exposed ceilings in social areas, suspended ceilings in office areas, acoustic tiles. The offices can be expanded with additional space of approx. 450 sqm, which can be connected from both sides. This is an assignment of a rental agreement when the end of the agreement is set for July 30, 2027. At the moment, the premises are fully equipped (80 full seats. Quality AV technology, designer furniture in meeting and social rooms, quality office chairs. We will supply the price later in case of interest. Tables in two types with different lengths, 2 types of office chairs, AV technology meeting rooms, tablets, racks, reception furniture, common room furniture and equipment, pool table, chairs and sofas, cabinets and drawers, baskets, etc.) This equipment can be purchased from the current tenant. The rental price is as follows: Rent price per m2 without VAT: EUR 16.4 / CZK 401.8 Total rent for the rental area without VAT: EUR 17,337 / CZK 427,773 Parking rental for 1 space without VAT: 140 EUR/ 3,430 CZK Total rent for parking without VAT: EUR 1,400 / CZK 34,300 Price for services per m2 without VAT: 150 CZK Total costs for services without VAT: CZK 158,672 Energy consumed - average monthly payment without VAT (electricity, water, sewage): CZK 18,700 The premises are located in a location with excellent transport accessibility. The Palmovka metro and tram station is just a few minutes' walk away

## PRICE

Price Nájmů

427 773 CZK / měsíc

Commission

+ Commissions real estate

## LOCATION

District

Prague

Prague district

Prague 8

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<https://homesweethome.cz/en/real-estate/77068/>

Part of city	Libeň
Street	Boudníkova
House number	2506 / 1

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	77068
Date	24.01.2024
Available from	01.02.2024
Object kind	Brick
Equipped	Yes
Built area m <sup>2</sup>	1
Usable area m <sup>2</sup>	1057
Number of parking places	10
Other	Lift
Building	Other
Year of substantial inspection	2019
Date of moving in	01.02.2024
Number of building floors	6
Number of floor in building	6

## NOTE AREA

Type	Commercial space
Type of house	Storey
Type of areas	Offices
Condition area	After reconstruction
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very economical
Energy Performance Certificate drawn up in accordance with	148/2007 Sb.