

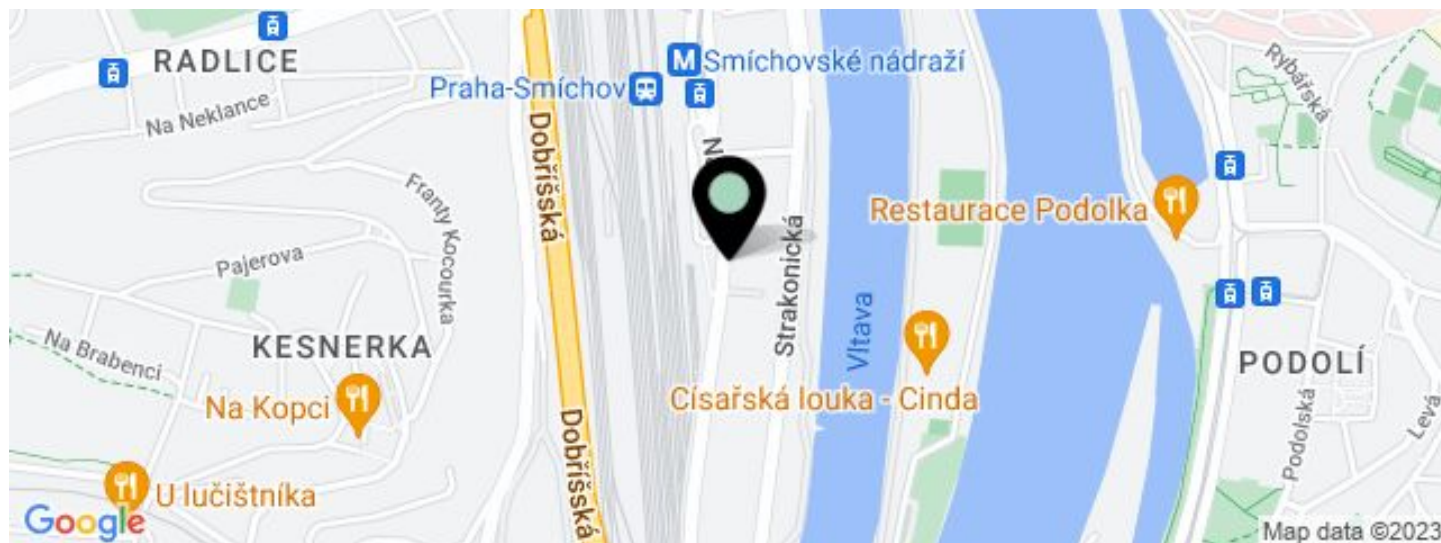
# Office building

€ 17.25 / m<sup>2</sup> | CZK 431 / m<sup>2</sup>

1931 m<sup>2</sup>, Prague 5, Smíchov, Nádražní



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	294 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 17.25 / m <sup>2</sup>

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Service price	140 CZK monthly per m <sup>2</sup>
Total building area	9 701 m <sup>2</sup>
Tenant consumption	—
Parking	120 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	15358

**Commercial-administrative building with office premises for lease situated in an attractive location of Prague 5 – Smíchov.**

**Location:**

The building is easily accessible by car and by public transport directly at the Smíchovské nádraží metro station (line B). Tram / bus stops and the Praha-Smíchov train station are in front of the building. Easy connection to the D1 highway to Brno, D5 highway to Pilsen and to the Vaclav Havel Prague international airport.

**Features and Services:**

- Central reception
- 24/7 security services
- Flexible office space
- Clear height of the offices 3m
- Suspended ceilings incl. lights
- Raised floors
- 4-pipe air-conditioning with regulated FCU
- High quality carpeting
- Electric external sunblinds
- Internal sun blinds
- Openable windows
- Preparations for kitchenette
- Ample underground parking spaces
- Parking spaces for visitors within the complex

The complex includes a modern fitness and wellness center with a swimming pool.

Rental and service charges listed without VAT. Lessee pays no commission.

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