



# Office space

Prague 4, Nusle, Na Strži

Rented





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**Rented**

<b>Service price</b>	172 CZK monthly per m <sup>2</sup>
<b>Available area</b>	596 m <sup>2</sup>
<b>Cellar</b>	-
<b>Terrace</b>	26 m <sup>2</sup>
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	A
<b>Reference number</b>	38433

Office space for lease on the 4th floor of a modern multifunctional AA class complex resembling a luxury yacht / cruise ship. The common areas in the structure's interior also resemble a ship.

**Location:**

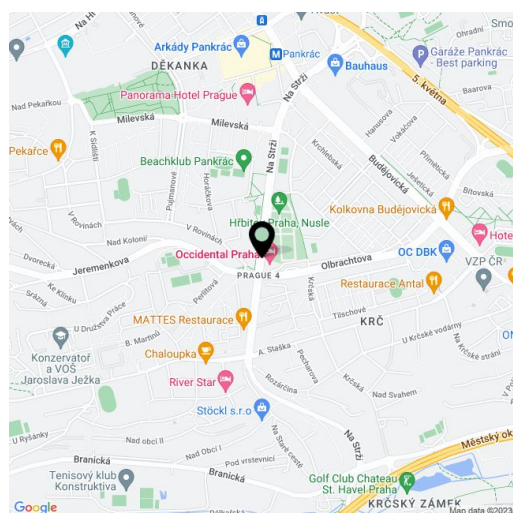
The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to the international Vaclav Havel Airport Prague (approx. 25 minutes). Excellent civic amenities in the vicinity – many restaurants, bars, financial institutions, and the Arkády Pankrác shopping center.

**Features and services:**

- entrance hall with a central reception
- 24/7 security service
- access by magnetic card, wheelchair access
- 6 elevators
- flexible office layout
- air-conditioning
- openable windows
- suspended ceilings
- raised floors
- sprinklers
- underground parking
- showers
- floor boxes

**Available from February, 2024.**

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





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