

## Office space

Ask for price

Prague 5, Košíře, Plzeňská



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Available area	159 m <sup>2</sup>
Cellar	-
Parking	-
PENB	A
Reference number	38753

Office space for lease on the underground floor in the new administrative complex, which is located in a strategic position between the Smíchov and Košíře and is only 15 minutes away from Wenceslas Square. The spaces are available as open space or separate offices. Ideal for small or medium-sized companies. The complex also has 32 parking spaces.

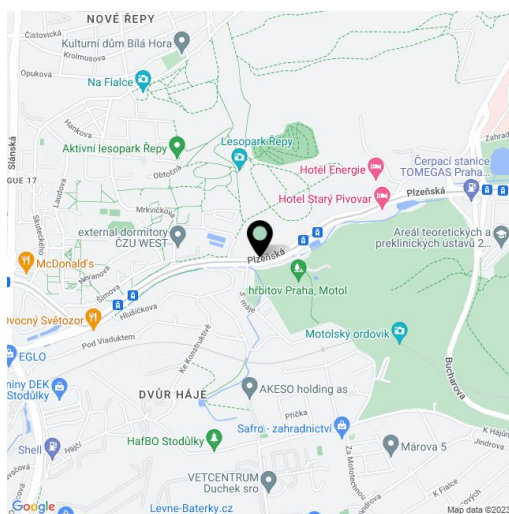
**Location:**

Excellent accessibility by public transport. The project is located just 5 minutes walk from the metro station Andel (line B) and tram stop U Zvonu. Vaclav Havel Prague Airport is a 20-minute drive away. All civic amenities in the area.

**Features and Services:**

- Clear floor height from 3 m
- Individual energy measurement
- Wheelchair access
- 24/7 access via magnetic cards
- 24/7 building security (CCTV, EPS)
- Building management directly in the building
- 32 parking spaces in the underground garage
- Rechargeable socket for electric car in the garage
- Warehouses
- Four-pipe induction beams with the possibility of self-regulation
- Openable windows
- Internal blinds
- Double floors
- Lowered ceilings with integrated lighting

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



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