



Office space

Prague 5, Smíchov, Za Ženskými domovy

€ 20.50 / m² | CZK 499 / m²





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Service price	160 CZK monthly per m ²
Available area	932 m ²
Cellar	-
Parking	EUR 165 / pp / month
PENB	A
Reference number	111982

Office space for sublease until the end of 2029 on the 5th floor in a modern, high-standard office building with a spacious terrace. This is the first completed office building, which forms the main facade of a newly emerging large-scale office, commercial, and residential complex.

Environmentally friendly and energy-efficient technologies were used in the construction, helping the building achieve BREEAM certification at the Excellent level. Tenants have access to a rooftop terrace with an attractive garden and a common garden in the courtyard, which offers quiet relaxation areas.

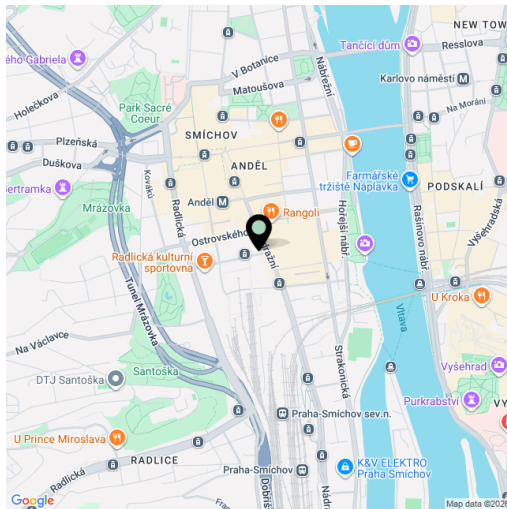
Location:

The building is located in a sought-after location of Prague 5 and is easily accessible by car and public transport and within walking distance of the Andel metro station (line B), the Smíchov train station, and other tram and bus stops. It will also have excellent connections to the Prague Ring Road and the Mrázovka and Strahov tunnels.

Features and services:

- Elegant reception with a spacious entrance hall
- 24/7 security
- LED lighting technology
- Raised floors
- Cooling by ceiling induction beams
- Heating via low radiators under the windows
- Openable opaque windows
- Outdoor blinds on the western and southern facades
- Freight and passenger elevators
- Shared garden
- Rooftop terrace
- Parking in underground garages
- Bike garage with sanitary facilities
- Charging stations for electric cars and electric bicycles

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





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