



## Office space

Prague 7, Troja, Nad Kazankou

€ 10.50 / m<sup>2</sup> | CZK 256 / m<sup>2</sup>





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|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 95 CZK monthly per m <sup>2</sup> |
| Available area   | 371 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | CZK 3 000 / pp / month            |
| PENB             | G                                 |
| Reference number | 16333                             |

Office space for lease on the 3rd and 4th floors of a representative four-story villa from 1920, located in a quiet residential area of Prague - Trója. The property is surrounded by a carefully maintained garden, which ensures plenty of privacy. The office spaces on the upper floors are equipped with air conditioning, and parking is available in the garage or directly on the street. The location offers an exceptional environment within walking distance of the zoo and botanical gardens, Troja Castle, the Salabka vineyard, Císařský Island, and Stromovka Park.

**Location:**

There is a bus and tram stop in the immediate vicinity of the villa. The Nádraží Holešovice metro station (line C) and the train station are just one tram stop away. The location has great connections to the city ring road and, to the Blanka tunnel, also quick connections to the western and southern parts of Prague. In addition, there is a cycle path along the Vltava River leading to Klecany in the immediate vicinity.

**Facilities and Services:**

Lift

Utility room and boiler room

Social facilities with shower

Alarm and coding equipment

Serving with air conditioning

Storage rooms

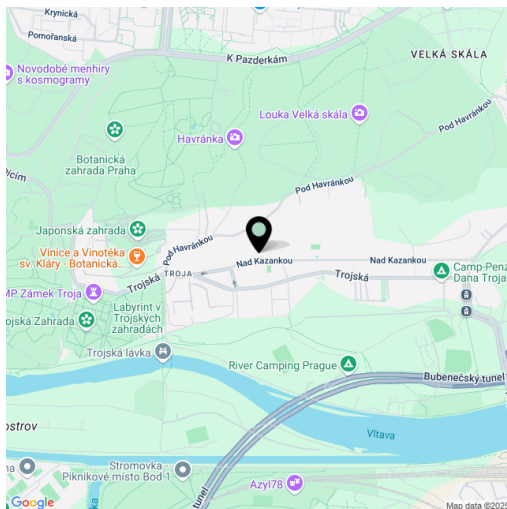
Garage parking

Gas boiler

Radiators

Archive

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

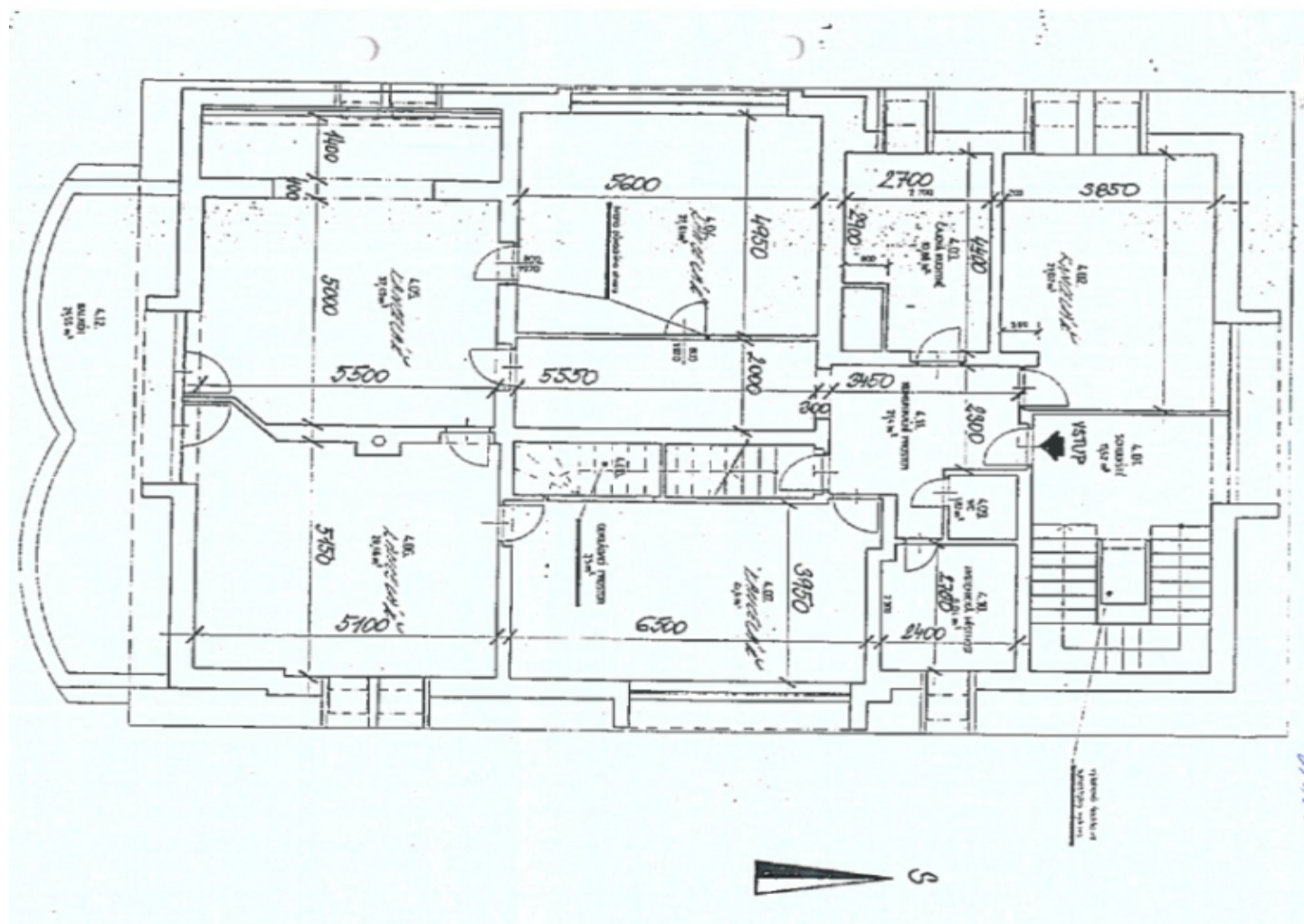




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