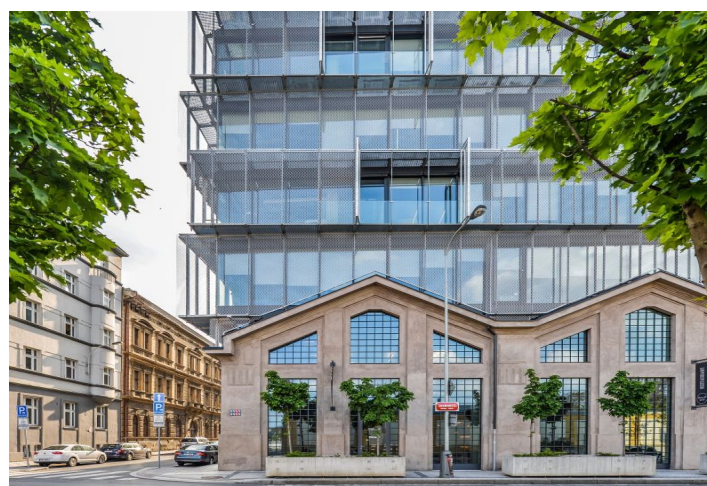
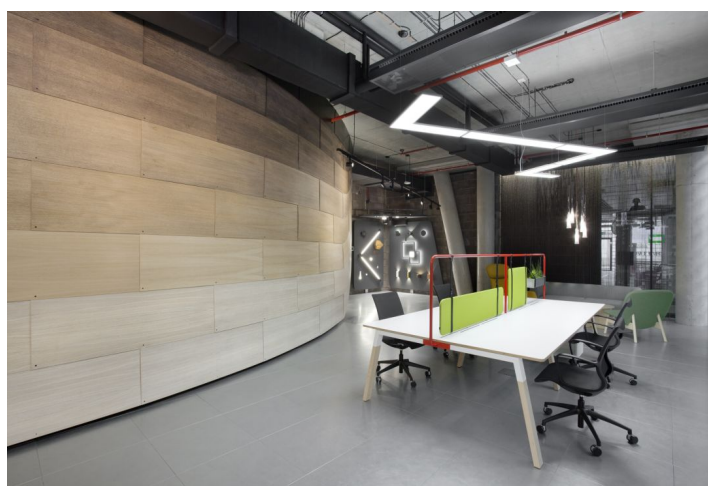
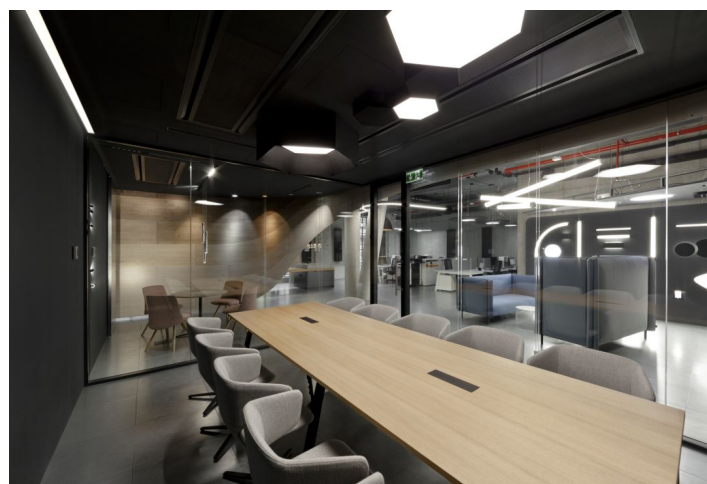
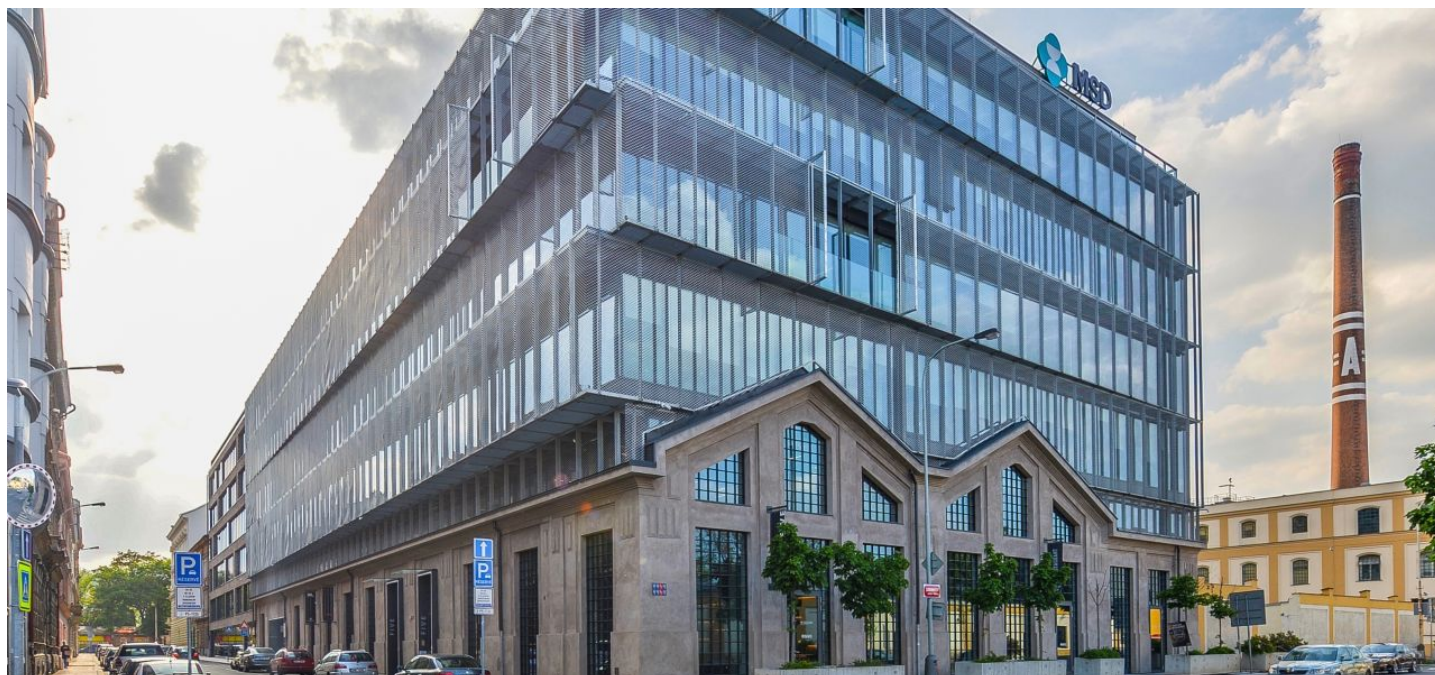




Office building

1165 m², Prague 5, Smíchov, Na Valentince

€ 18.50 - 19.50 / m² | CZK 450 - 475 / m²

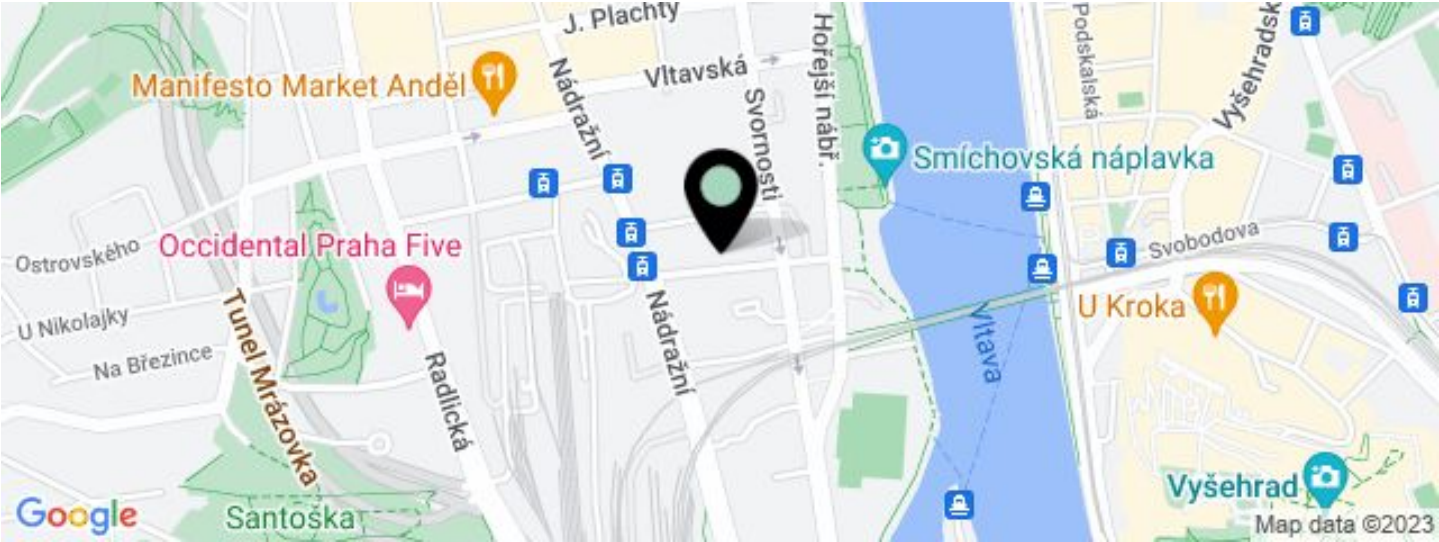




Office building

€ 18.50 - 19.50 / m² | CZK 450 - 475 / m²

1 165 m², Prague 5, Smíchov, Na Valentince



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	1 165 m²	138 CZK monthly per m²	EUR 120 / pp / month	€ 18.50 - 19.50 / m²
Retail space + terrace	240 m²	138 CZK monthly per m²	EUR 120 / pp / month	€ 23 - 25 / m²

**Office building**1 165 m², Prague 5, Smíchov, Na Valentince**€ 18.50 - 19.50 / m² | CZK 450 - 475 / m²**

Service price	138 CZK monthly per m ²
Total building area	13 379 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	21887

Modern office space for lease in an office building located in the business district of Prague 5. The building is located directly on the banks of the Vltava River, within walking distance of the Anděl shopping and entertainment center, and is characterized by a number of sustainable and environmentally friendly solutions. The space also includes a private terrace of 202 sq. m, which offers a pleasant outdoor space for business and informal use.

Location:

Excellent transport accessibility – in close vicinity of bus and tram stops and the Anděl metro station (line B). Train and metro station, Smíchovské nádraží (line B) just 5 minutes on foot. Easy access by car to the Strakonický tunnel and Prague ring road.

Features and Services:

Platinum LEED certificate
 Great visibility and exposure
 Raised floors incl. floor boxes
 Sprinklers
 Air-conditioning and ventilation through cooling beams
 Heating through radiators
 Intelligent lighting system, LED lights, low-flow fixtures with automatic sensors
 Day light control and occupancy sensors, automatic turn off
 Central reception desk
 24-hour security and monitoring
 Modern building management system
 5 high-speed elevators
 Card access system
 Restaurant in the building
 Private garden with playful features, green roof and relaxing zones
 Bike racks and showers
 Underground parking

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



Office building

1165 m², Prague 5, Smíchov, Na Valentince

€ 18.50 - 19.50 / m² | CZK 450 - 475 / m²



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1 165 m², Prague 5, Smíchov, Na Valentince

