



Office space

Prague 5, Smíchov, Na Valentince

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





Office space

Prague 5, Smíchov, Na Valentince

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

Service price	138 CZK monthly per m ²
Available area	1 165 m ²
Cellar	-
Terrace	202 m ²
Parking	EUR 120 / pp / month
PENB	C
Reference number	21952

Modern office space for lease on the 6th floor 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.

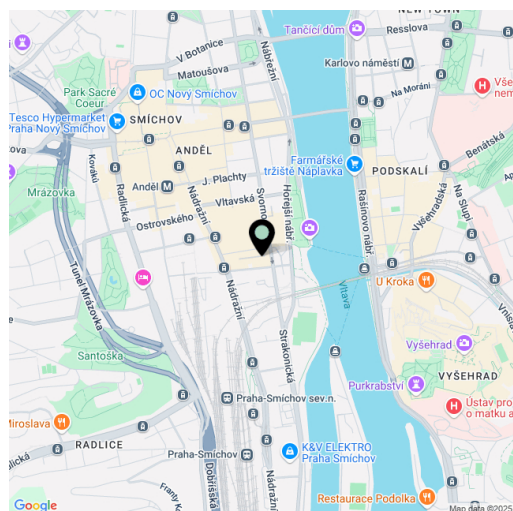
Location:

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 space

Prague 5, Smíchov, Na Valentince

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

