



## Office space

Prague 5, Smíchov, Nádražní

€ 15.90 / m<sup>2</sup> | CZK 379 / m<sup>2</sup>





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Service price	160 CZK monthly per m <sup>2</sup>
Available area	540 m <sup>2</sup>
Cellar	-
Parking	EUR 100 / ps / month
PENB	A
Reference number	100918

Office space for lease on the 2nd floor of the commercial-administrative building situated in an attractive location of Prague 5 – Smíchov.

### Location:

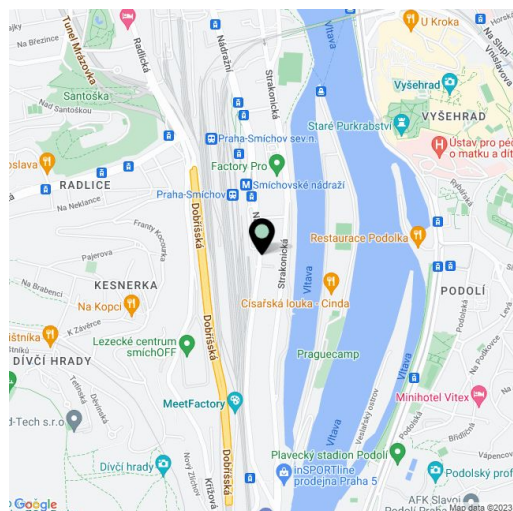
The building is easily accessible by public transport and by car – directly above the entrance to the Smíchovské nádraží metro station (line B). Tram / bus stops and the Praha-Smíchov train station are directly in front of the building. Easy connection to the D1 highway to Brno, D5 highway to Pilsen and to the Vaclav Havel Prague international airport.

### Features and Services:

- Flexible office space
- Clear height of the offices 3m
- Suspended ceilings incl. lights
- Raised floors
- 4pipes air-conditioning with regulated FCU
- High quality carpeting
- Electric external sunblinds
- Internal sun blinds
- Openable windows
- Preparations for kitchenette
- Central reception
- 24/7 security services
- Ample underground parking spaces
- Parking spaces for visitors within the complex

**Available from Q3 2024.**

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





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