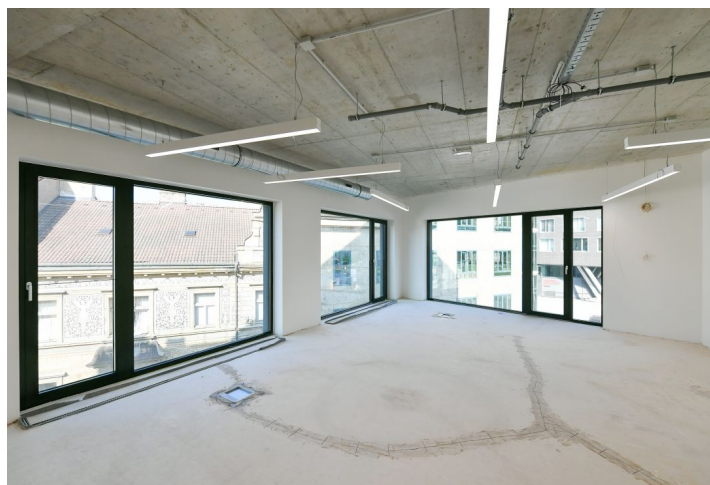
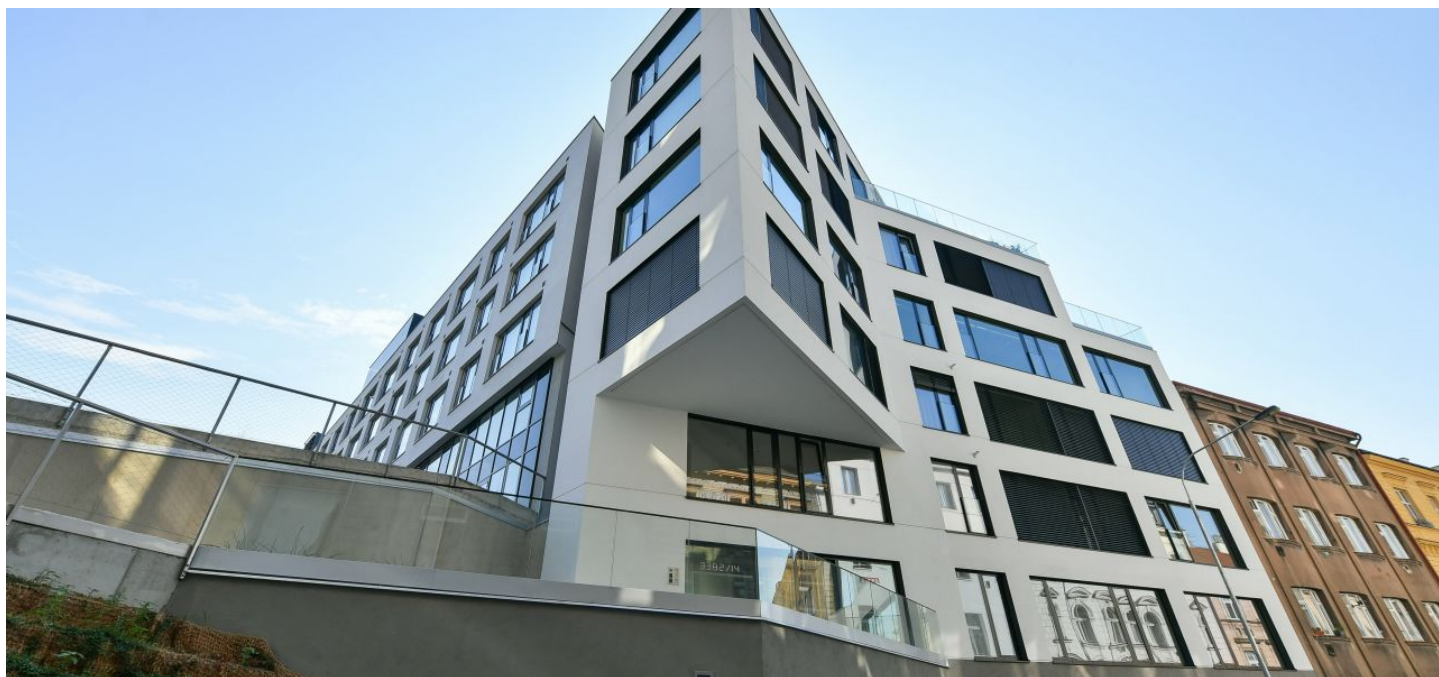




## Office building

247 m<sup>2</sup>, Prague 5, Smíchov, Holečkova

€ 14.22 / m<sup>2</sup> | CZK 358 / m<sup>2</sup>



**Office building**247 m<sup>2</sup>, Prague 5, Smíchov, Holečkova**€ 14.22 / m<sup>2</sup> | CZK 358 / m<sup>2</sup>**

Service price	15 000 CZK monthly
Tenant consumption	—
Parking	150 - 150 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	102674

**Office space for lease in a new multifunctional building located on a southern slope under Prague's Petřín Hill, between Holečkova and Kmochova streets. The space is offered in a shell&core condition and has a prepared connection for air-conditioning/heating, fiber optics, and openable French windows with glass barriers. Possibility of 2 parking spaces in an automating parking system. Storage space (13 sq. m.) is available on the ground floor. The building also has a quiet courtyard with greenery, which offers pleasant views of the historic center of Prague.**

**Location:**

Good access by car and public transport. In just a 3-10 minute walk you can get to bus and tram stops as well as the Anděl metro station (line B). The Nový Smíchov shopping center is about 6-minute walk away.

**Features and services:**

- Connection to air-conditioning/heating
- Openable French windows
- 2 parking spaces in an automated system
- Storage space on the ground floor
- Individual adjustment of layouts
- Modern technologies
- Elegant lobby
- Security and CCTV system
- Barrier-free building
- Fiber optics
- Server room
- Social facilities - shower, 2x WC

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



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