

**Office space**

Prague 5, Smíchov, Holečkova

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

<b>Service price</b>	15 000 CZK monthly
<b>Available area</b>	247 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	150 - 150 EUR
<b>PENB</b>	B
<b>Reference number</b>	102776

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 to air-conditioning/heating, fiber optics, and openable French windows with glass barriers. Possibility of 2 parking spaces in an automated 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.

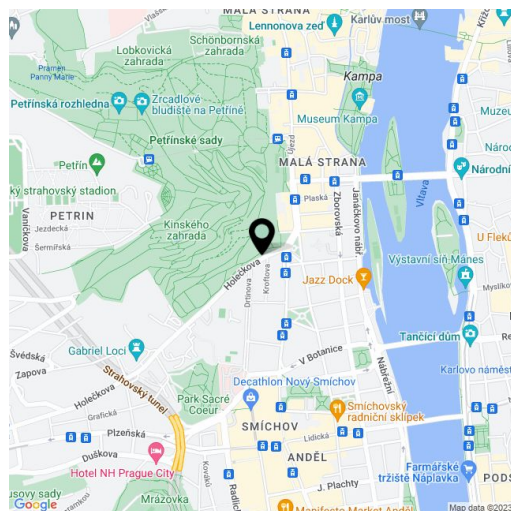
**Location:**

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 a 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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