

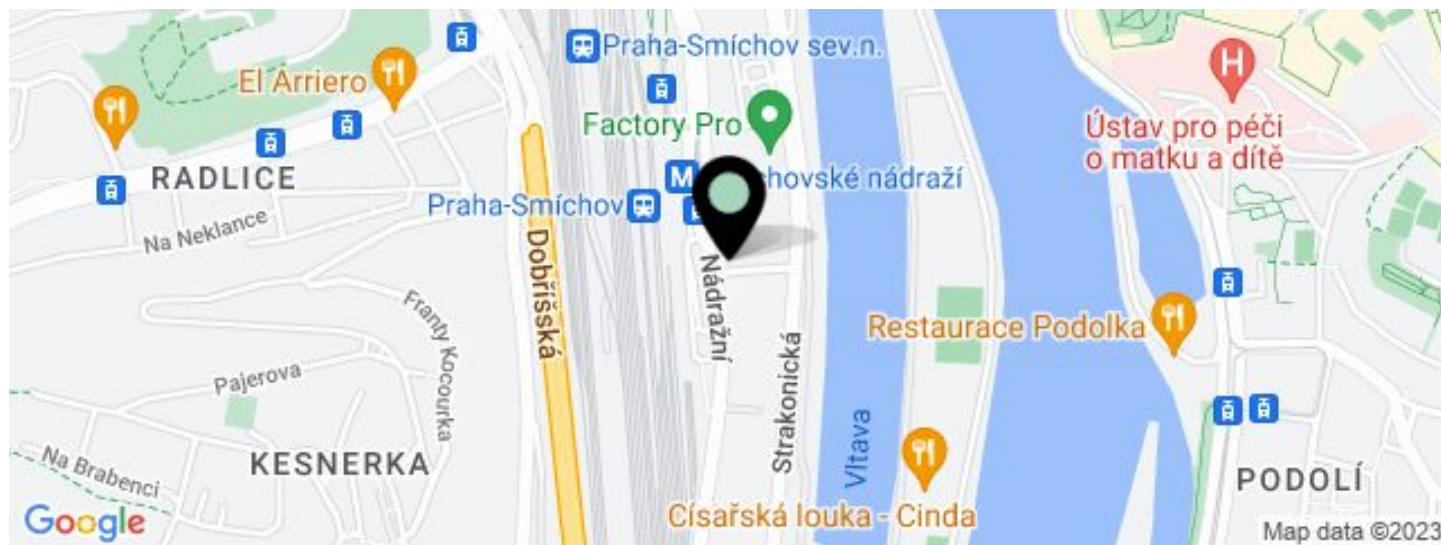


Office building

€ 17.50 - 18.00 / m² | CZK 441 - 453 / m²

933 m², Prague 5, Smíchov, Moulíkova



**Office building****€ 17.50 - 18.00 / m² | CZK 441 - 453 / m²**933 m², Prague 5, Smíchov, Moulíkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	570 m ²	130 CZK monthly per m ²	EUR 140 / m ² / month	€ 17.50 / m ²
Office space, 1st floor	327 m ²	130 CZK monthly per m ²	EUR 140 / pp / month	€ 18 / m ²

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Service price	130 CZK monthly per m ²
Total building area	6 516 m ²
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15012

Modern office building offers class A office space for lease. The focus is on an efficient layout using the latest technology, plenty of natural light and the use of natural materials. The dominant feature is a spacious shared green roof terrace on the 5th floor of the building with views of the Vltava River and Vyšehrad. The building also offers a background for cyclists - showers, lockers, racks. Underground parking.

Location:

The building is located in a popular business district of Prague 5 and is easily accessible by car and public transport. Within walking distance from the Smíchovské nádraží metro station (line B), tram, and bus stops. Close to the Smíchovské nádraží railway and bus stations. Good access to the city center and easy connection to the D1 and D5 highways. The international airport is about 20 minutes away by car.

Features and services:

- Cooling - cooling beams and fan coils
- Ventilation
- Openable windows
- Electrically operated exterior blinds
- Gas heating, radiators
- EPS
- Raised floors and floor boxes
- Mineral ceilings
- Built-in lighting
- Smart access to the building
- 24/7 security
- Facilities for cyclists - showers, lockers, racks
- Shared green rooftop terrace
- Smart storage lockers
- Modern interactive lobby
- Relaxing green garden in the courtyard
- Underground parking
- Electric car charging

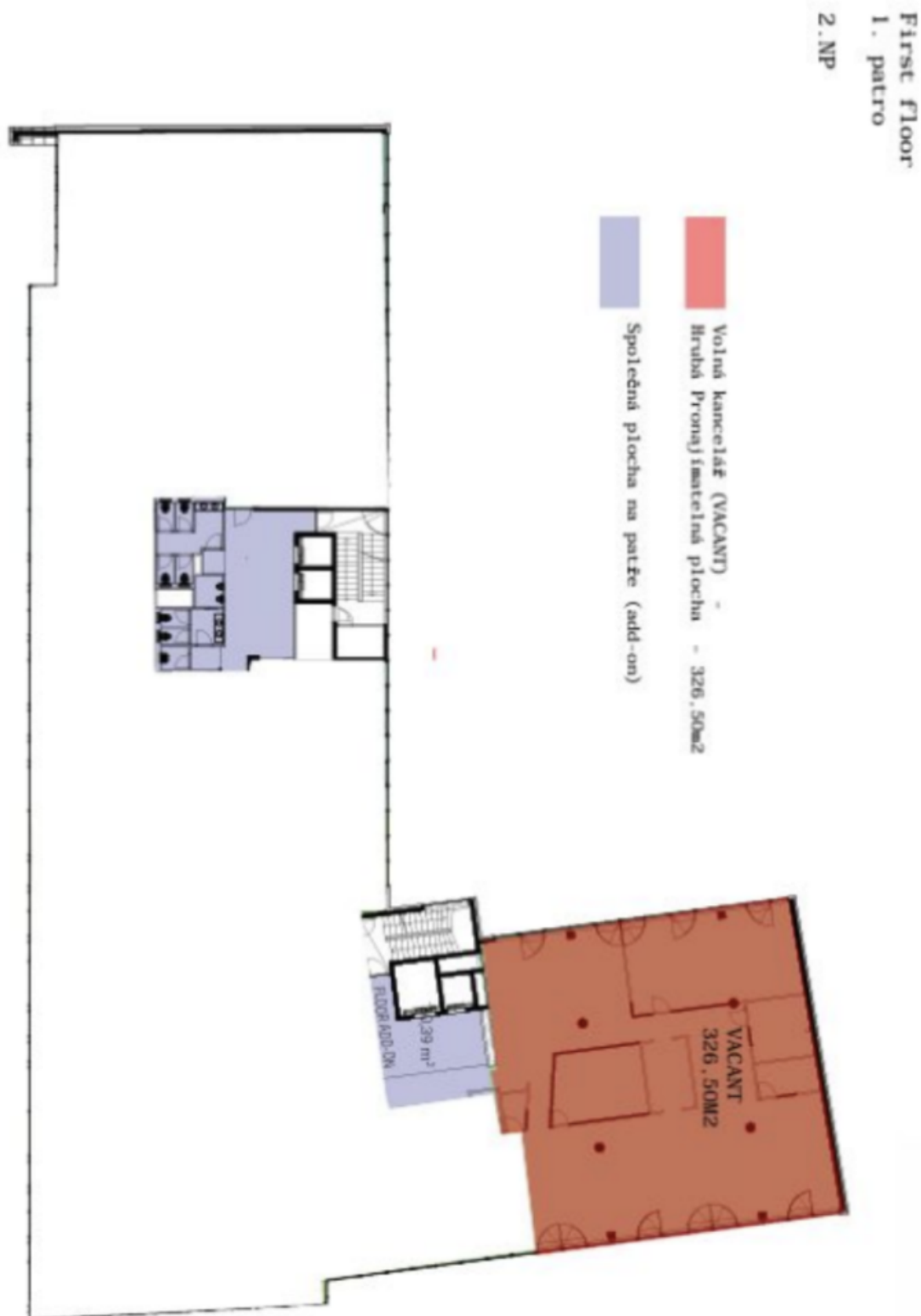
Rental and service charges listed without VAT. Lessee pays no commission.



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