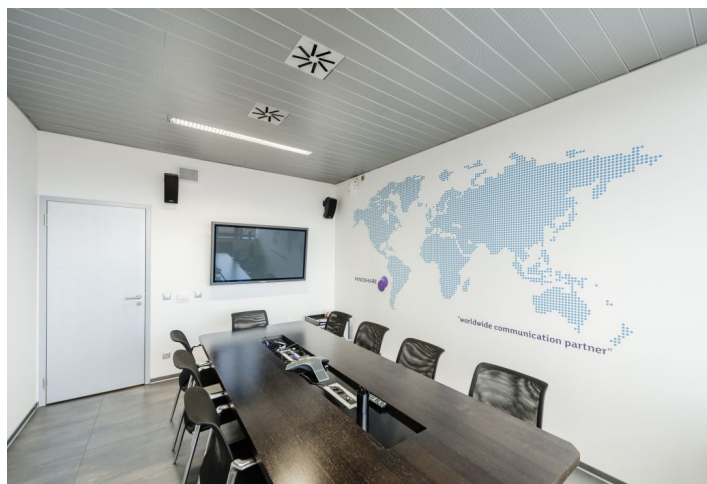


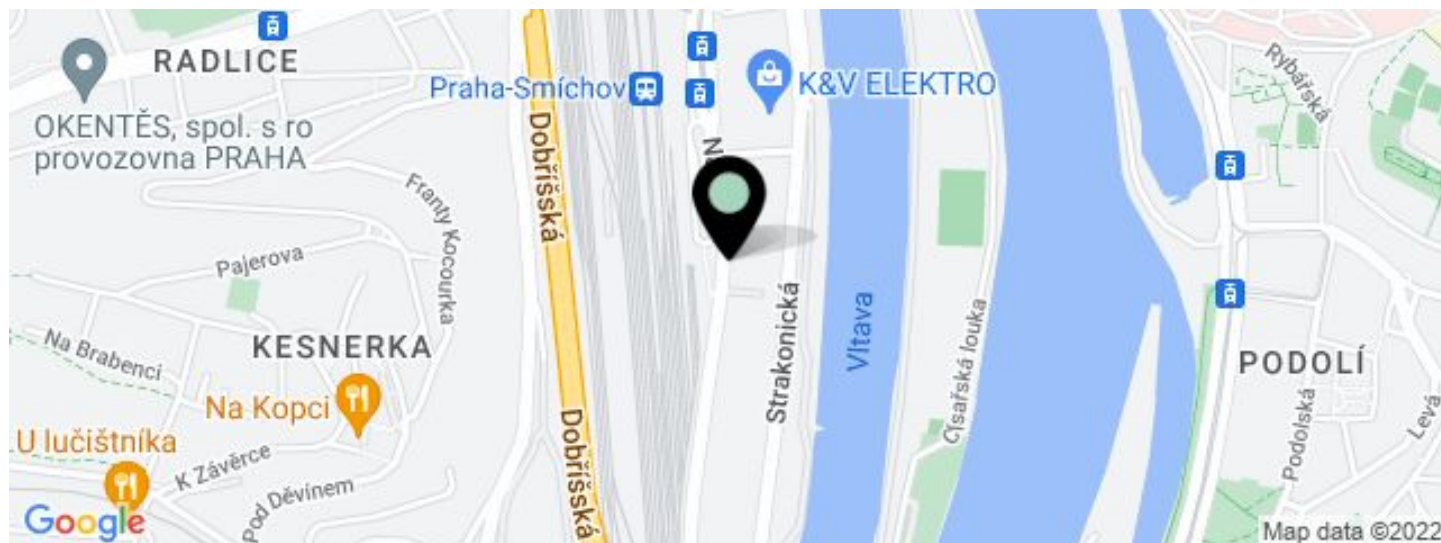


Office building

2 573 m², Prague 5, Smíchov, Nádražní

€ 15.90 / m² | CZK 375 / m²



**Office building****€ 15.90 / m² | CZK 375 / m²**2 573 m², Prague 5, Smíchov, Nádražní

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 1st floor	1 000 m ²	162 CZK monthly per m ²	EUR 130 / ps / month	10 EUR Per m ²
Office space, 5th floor	433 m ²	160 CZK monthly per m ²	EUR 100 / ps / month	16 EUR Per m ²
Office space, 3rd floor	545 m ²	160 CZK monthly per m ²	EUR 100 / ps / month	16 EUR Per m ²
Office space, 2nd floor	540 m ²	160 CZK monthly per m ²	EUR 100 / ps / month	16 EUR Per m ²
Office space, 2nd floor	1 055 m ²	160 CZK monthly per m ²	EUR 100 / ps / month	16 EUR Per m ²



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Service price	160 CZK monthly per m ²
Total building area	9 701 m ²
Tenant consumption	—
Parking	100 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	15358

Commercial-administrative building with office premises for lease situated in an attractive location of Prague 5 – Smíchov.

Location:

The building is easily accessible by car and by public transport directly at the Smíchovské nádraží metro station (line B). Tram / bus stops and the Praha-Smíchov train station are 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:

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

The complex includes a modern fitness and wellness center with a swimming pool.

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



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