

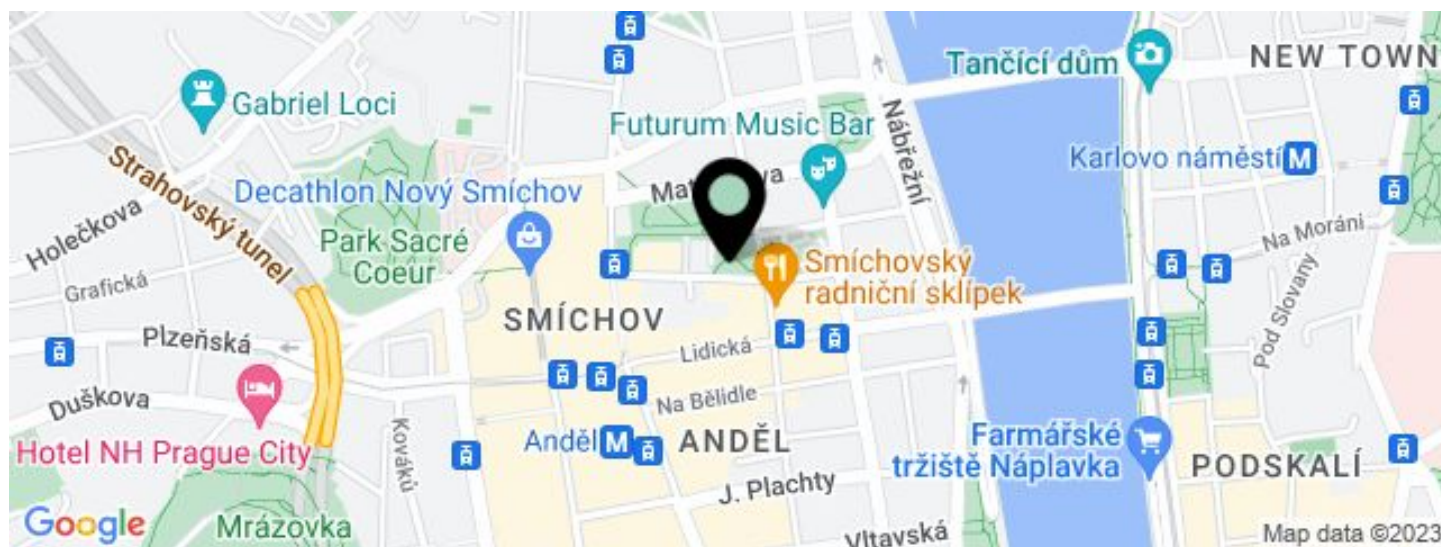


## Office building

€ 17.87 / m<sup>2</sup> | CZK 450 / m<sup>2</sup>

209 m<sup>2</sup>, Prague 5, Smíchov, náměstí 14. října



**Office building****€ 17.87 / m<sup>2</sup> | CZK 450 / m<sup>2</sup>**209 m<sup>2</sup>, Prague 5, Smíchov, náměstí 14. října

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space/showroom, ground floor + terrace	209 m <sup>2</sup>	180 CZK monthly per m <sup>2</sup>	Yes	€ 17.87 / m <sup>2</sup>



## Office building

€ 17.87 / m<sup>2</sup> | CZK 450 / m<sup>2</sup>

209 m<sup>2</sup>, Prague 5, Smíchov, náměstí 14. října

Service price	180 CZK monthly per m <sup>2</sup>
Total building area	2 877 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15394

**Office building with offices for lease offers a combination of an original, renovated rectory with modern architecture and design. The neighboring Neo-Renaissance Parish House by architect A. Varvitius was built at the same time as the Basilica of St. Wenceslas in 1881-1889.**

The annex of the administrative building is connected to the parish office building by an atrium on the upper floors. Glass walls overlooking a green park provide plenty of light and lend the space a pleasant atmosphere. The ground floor of the new building is used for commercial purposes and underground parking is located in the basement.

### Location:

The building is located a few steps from the Vltava River and the náměstí 14. října Square Park, within walking distance of the center. The Kinsky Gardens with a Baroque summer house and garden are nearby. The location offers a full spectrum of civic amenities, tram lines, and the Anděl metro station (line B) within walking distance. There are many cafes, restaurants, and the Novy Smichov shopping and entertainment center close-by.

### Features and Services:

- 24/7 central reception and security
- Central heating
- Storage rooms
- Room for a self-cooling server
- 2 elevators
- Structured cabling
- Optical cable
- Air conditioning
- Openable windows with blinds
- CCTV

Rents and services charges are listed without VAT. Lessee pays no commission.



# Office building

209 m<sup>2</sup>, Prague 5, Smíchov, náměstí 14. října

€ 17.87 / m<sup>2</sup> | CZK 450 / m<sup>2</sup>

