

**Office space****Rented**

Prague 4, Nusle, Na Hřebenech II

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	506 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 125 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	18031

Office space for lease on the 1st floor in a complex structured as system of four connected wings with stunning views over the city and the Prague Castle, surrounded by greenery.

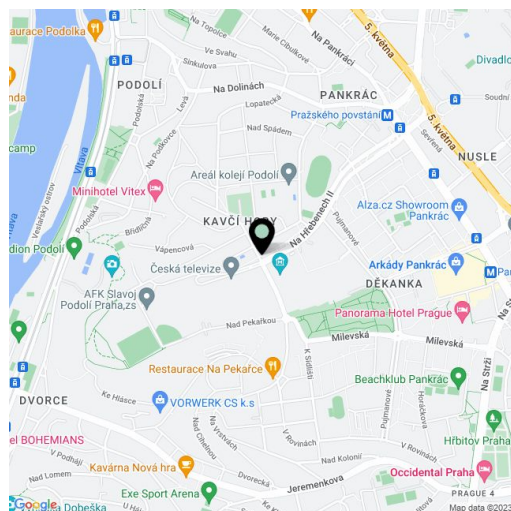
**Location:**

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and Pražského povstání and Pankrác (line C) metro stations.

**Features and Services:**

- Openable windows
- 2-tube fan-coil cooling units
- Mechanical ventilation/air exchange
- Raised floors, and suspended ceilings with integrated lighting
- External electrically controlled sunshades
- 2 separate receptions
- 24-hour security service
- CCTV
- Garage parking lots

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





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