



Office space

Prague 5, Smíchov, Na Valentince

€ 15.00 - 15.50 / m² | CZK 375 - 388 / m²





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Service price	100 CZK monthly per m ²
Available area	2 204 m ²
Cellar	-
Parking	EUR 120 / ps / month
PENB	C
Reference number	21890

Office space (available from Q1 2017) for lease on the 1st floor of a new administrative building situated in the popular business district of Prague 5 on the bank of the Vltava River, in close vicinity to the commercial and entertainment center in Anděl. The building is characterized by a number of green elements.

Location:

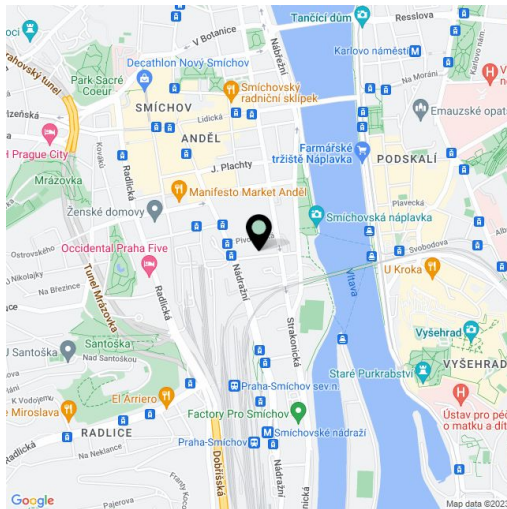
Excellent transport accessibility – in close vicinity of bus and tram stops and the Anděl metro station (line B). Train and metro station, Smíchovské nádraží (line B) just 5 minutes on foot. Easy access by car to the Strakonický tunnel and Prague ring road.

Features and services:

- Platinum LEED certificate
- Flexible floorplates with maximum efficiency
- Great visibility and exposure
- Raised floors incl. floor boxes
- Sprinklers
- Air-conditioning and ventilation through cooling beams
- Heating through radiators
- Intelligent lighting system, LED lights, low-flow fixtures with automatic sensors
- Day light control and occupancy sensors, automatic turn off
- Central reception desk
- 24-hour security and monitoring
- Modern building management system
- 5 high-speed elevators
- Card access system
- Restaurant in the building
- Private garden with playful features, green roof and relaxing zones
- Top floor terrace with amazing views
- CO2 monitoring
- Bike racks and showers
- Underground parking

Available from Q1 2017.

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





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