



## Office space

Praha 4, Nusle, Na Strži

€ 17.50 - 18.50 / m<sup>2</sup> | CZK 444 - 469 / m<sup>2</sup>



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<b>Service price</b>	166 CZK monthly per m <sup>2</sup>
<b>Available area</b>	740 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 135 - 150 / ps / month
<b>PENB</b>	A
<b>Reference number</b>	24982

Offices for lease on the 2nd floor of a modern multifunctional AA class complex resembling a luxury yacht / cruise ship. The common areas in the structure's interior also resemble a ship.

**Location:**

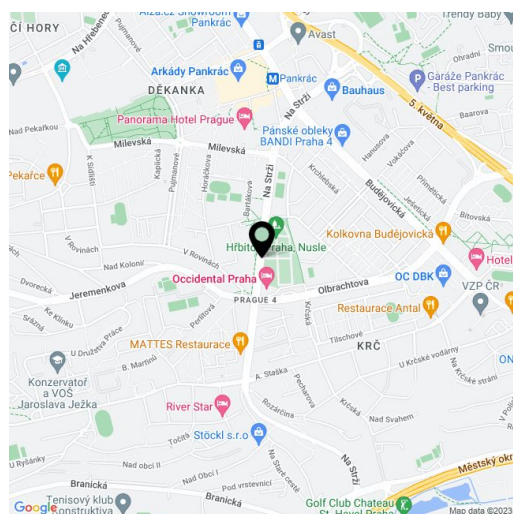
The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 7 minutes) and to the international Vaclav Havel Airport Prague (approx. 25 minutes). Excellent civic amenities in the vicinity – many restaurants, bars, financial institutions, and the Arkády Pankrác shopping center.

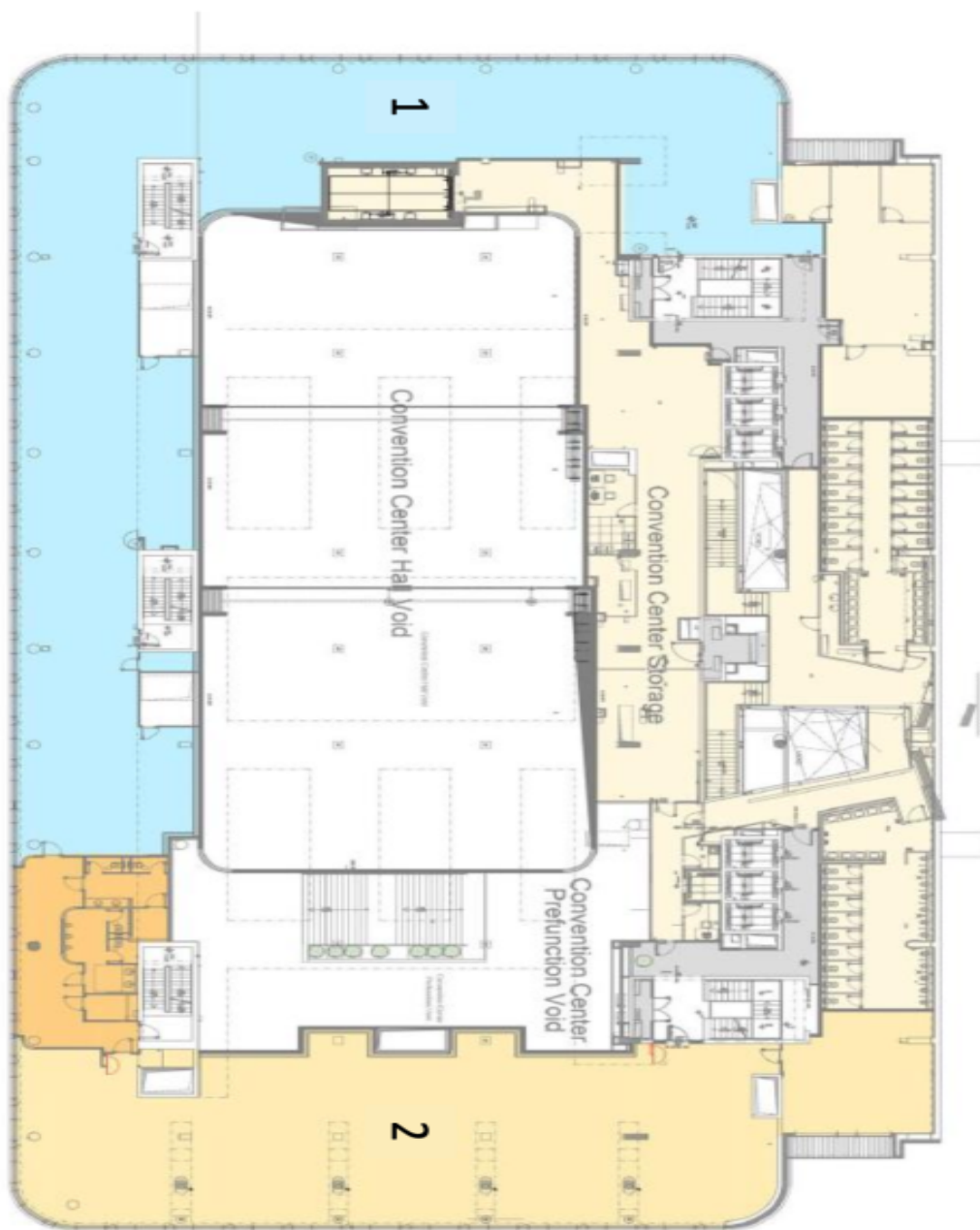
**Features and services:**

- Entrance hall with a central reception
- 24/7 security service
- Access by magnetic card, wheelchair access
- 6 elevators
- Air-conditioning
- Openable windows
- Suspended ceilings
- Raised floors
- Sprinklers
- Underground parking
- Showers
- Floor boxes

**Under offer.**

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





2nd Floor / 3NP	
Unit	Size
1	912 m <sup>2</sup>
2	678 m <sup>2</sup>