

**Office space**

Prague 4, Nusle, Na Strži

€ 16.50 - 18.50 / m² | CZK 416 - 466 / m²

Service price	166 CZK monthly per m ²
Available area	740 m ²
Cellar	-
Parking	EUR 130 - 150 / ps / month
PENB	A
Reference number	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.

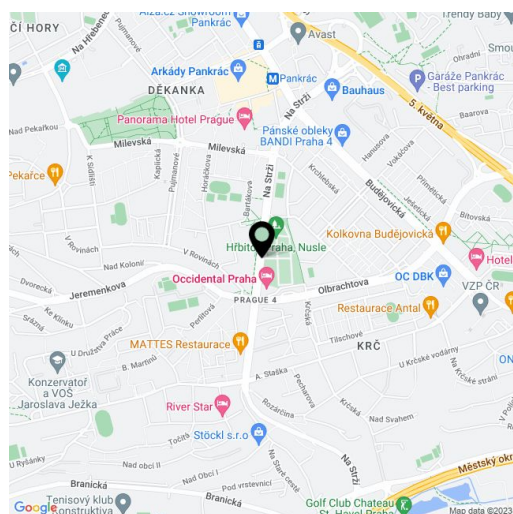
Location:

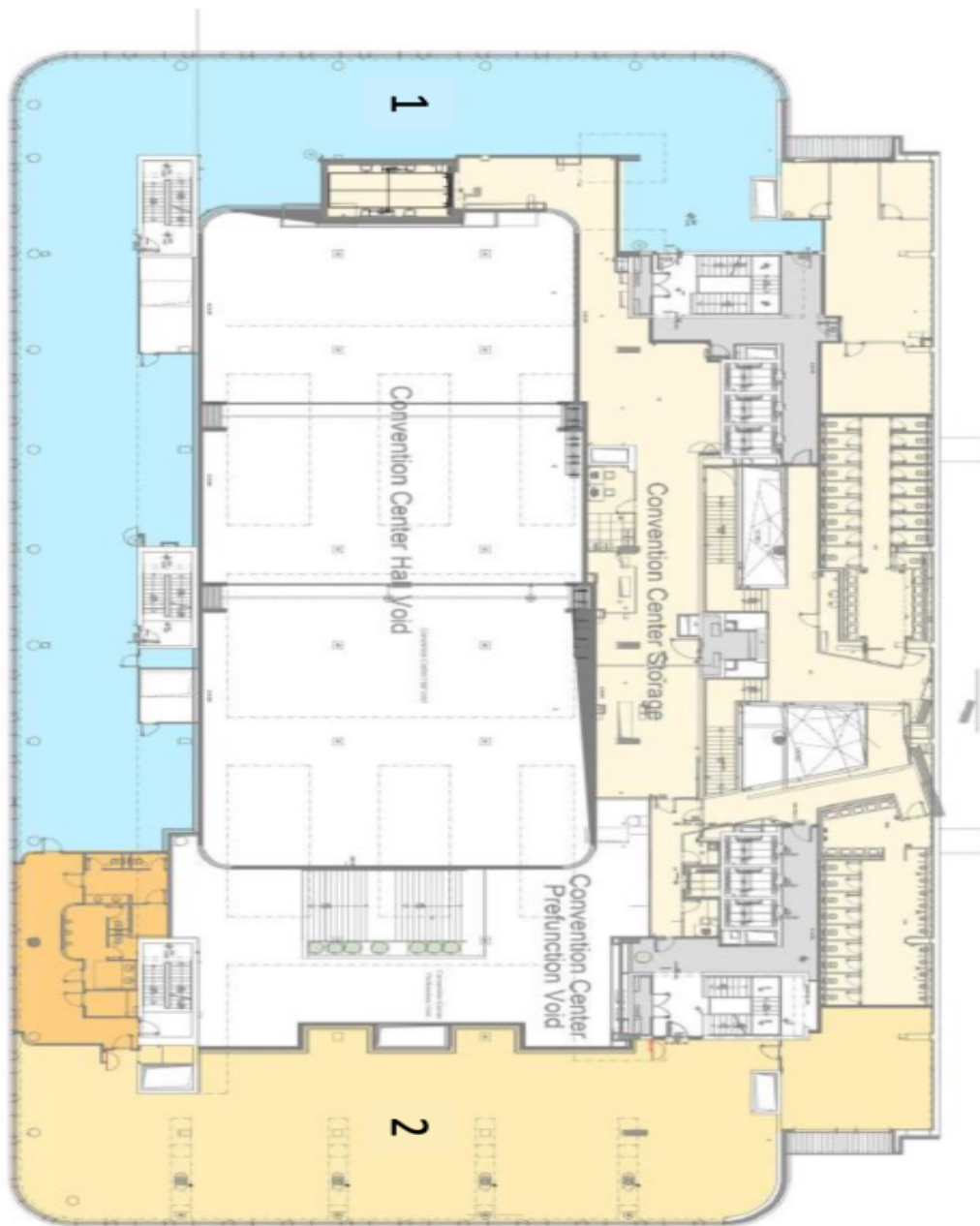
The building is situated in an attractive business location of Prague 4 with excellent accessibility by car and public transport – in close vicinity of the Pankrác metro station (line C) and bus stops. Easy connection to the Prague Ring Road and the D1 highway. Good accessibility to the city center (approx. 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

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





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