



## Office space

Prague 5, Smíchov, Na Knížecí

**Rented**

<b>Service price</b>	95 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 757 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 140 / pp / month
<b>PENB</b>	A
<b>Reference number</b>	32199

Offices space for lease on the 2nd floor in the first completed office building that is part of a project that form the main facade of newly created space. In the future, the adjacent space of the bus terminal will be transformed and a city building with a park should be built. The highly efficient building includes sustainable technologies. Access to a rooftop terrace with an ornamental garden and a communal garden in the courtyard with relaxation areas. BREEAM Excellent certificate.

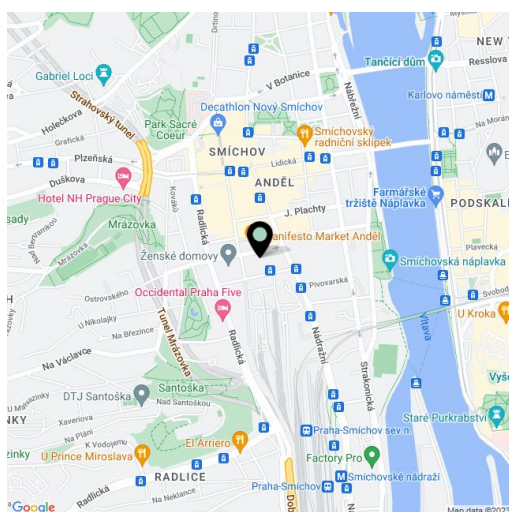
### Location:

The building is located in a sought-after location of Prague 5 and is easily accessible by car and public transport and within walking distance of the Andel metro station (line B), the Smichov train station, and other tram and bus stops. It will also have excellent connections to the Prague Ring Road and the Mrázovka and Strahov tunnels.

### Features and Services:

- Elegant reception with a spacious entrance hall
- 24/7 security
- LED lighting technology
- Raised floors
- Cooling by ceiling induction beams
- Heating via low radiators under the windows
- Openable opaque windows
- Outdoor blinds on the western and southern facades
- Freight and passenger elevators
- Shared garden
- Rooftop terrace
- Parking in underground garages
- Bike garage with sanitary facilities
- Charging stations for electric cars and electric bicycles

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

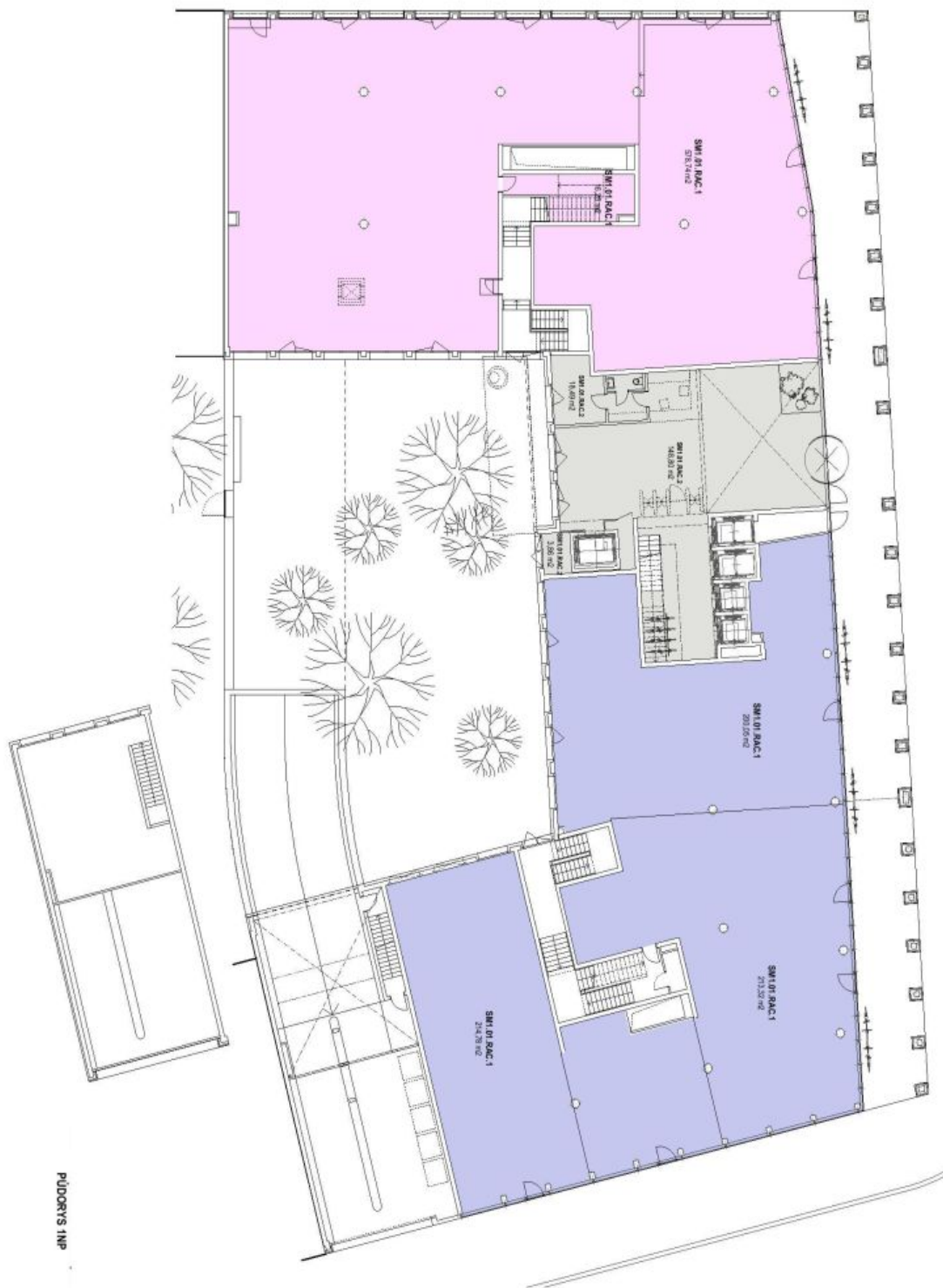




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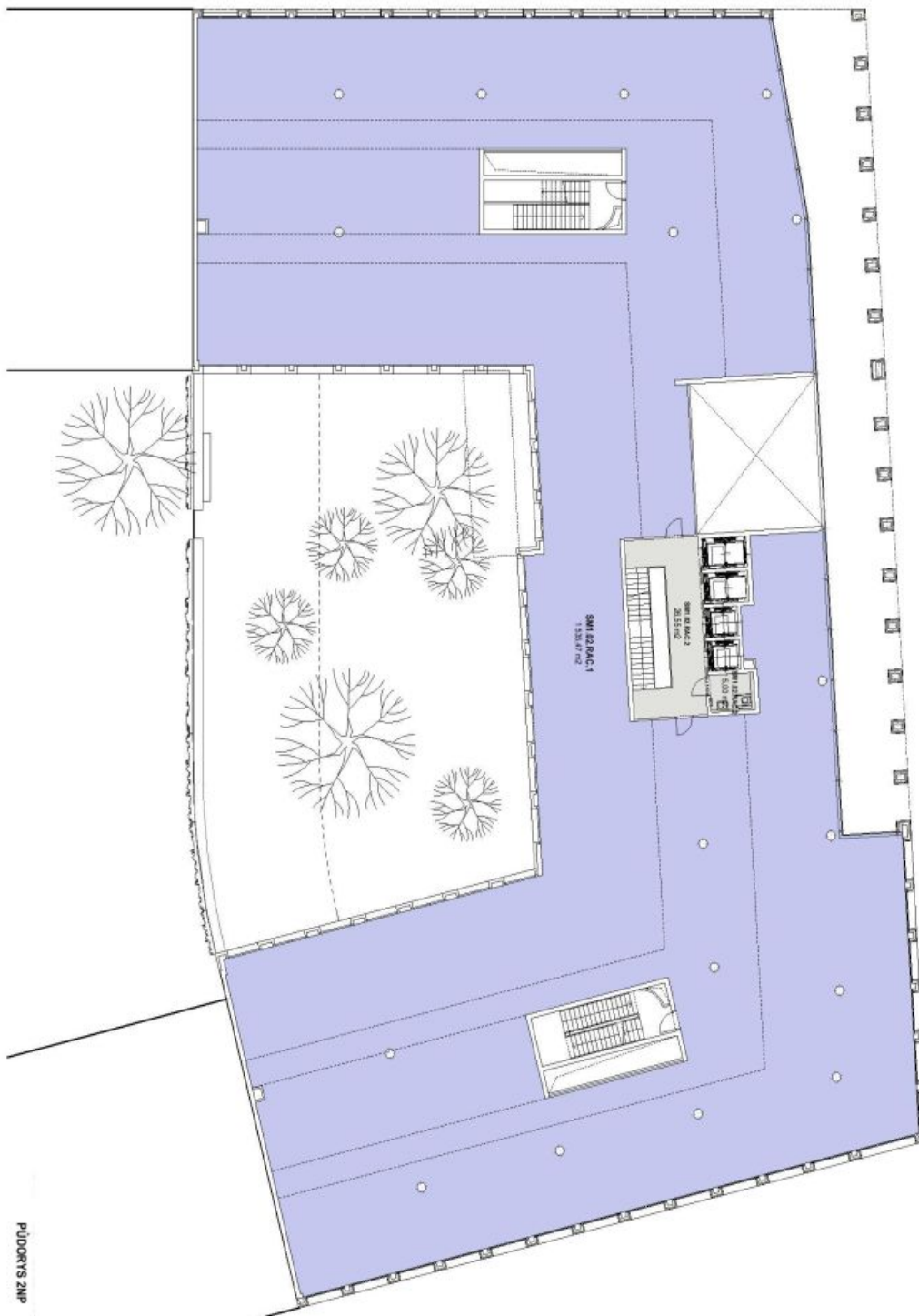
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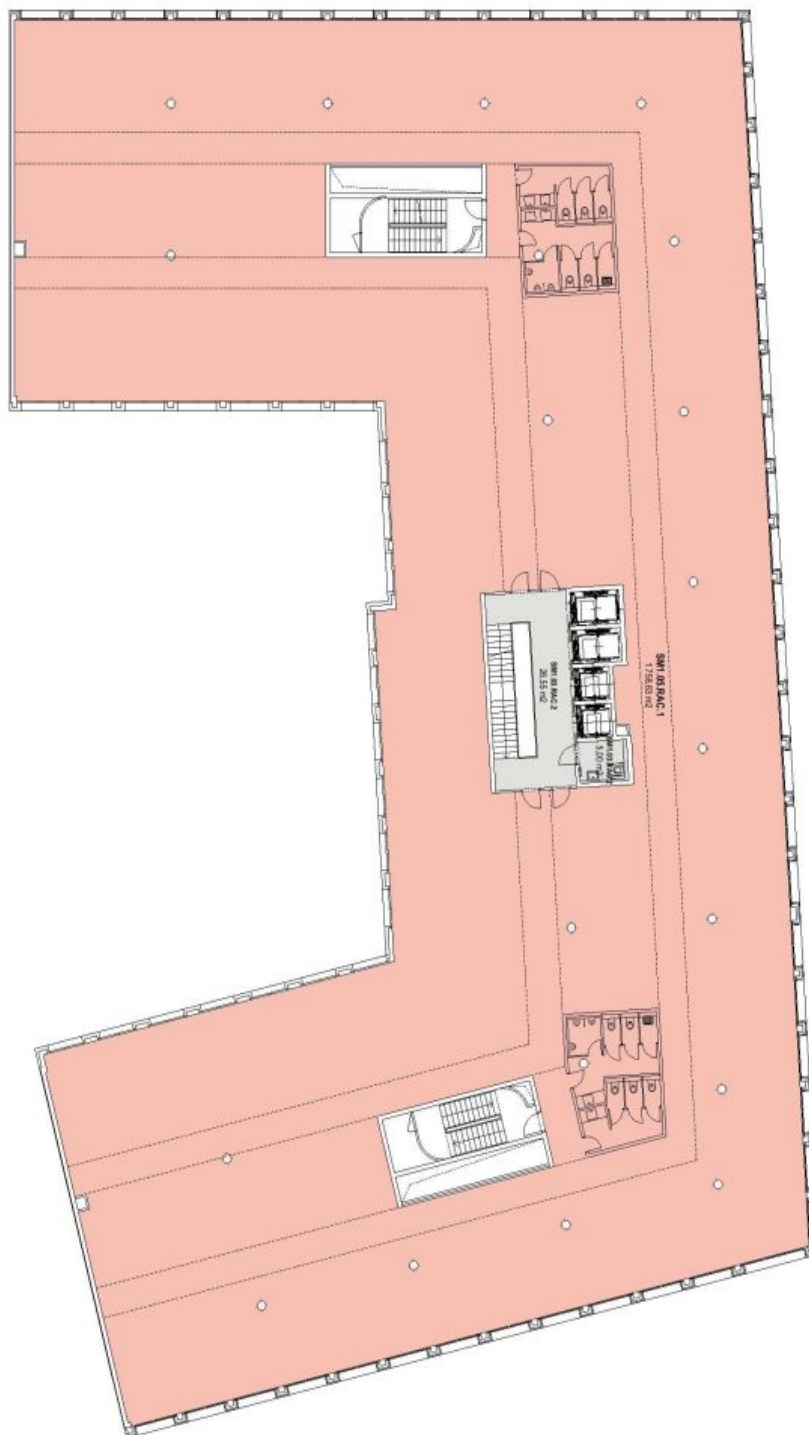




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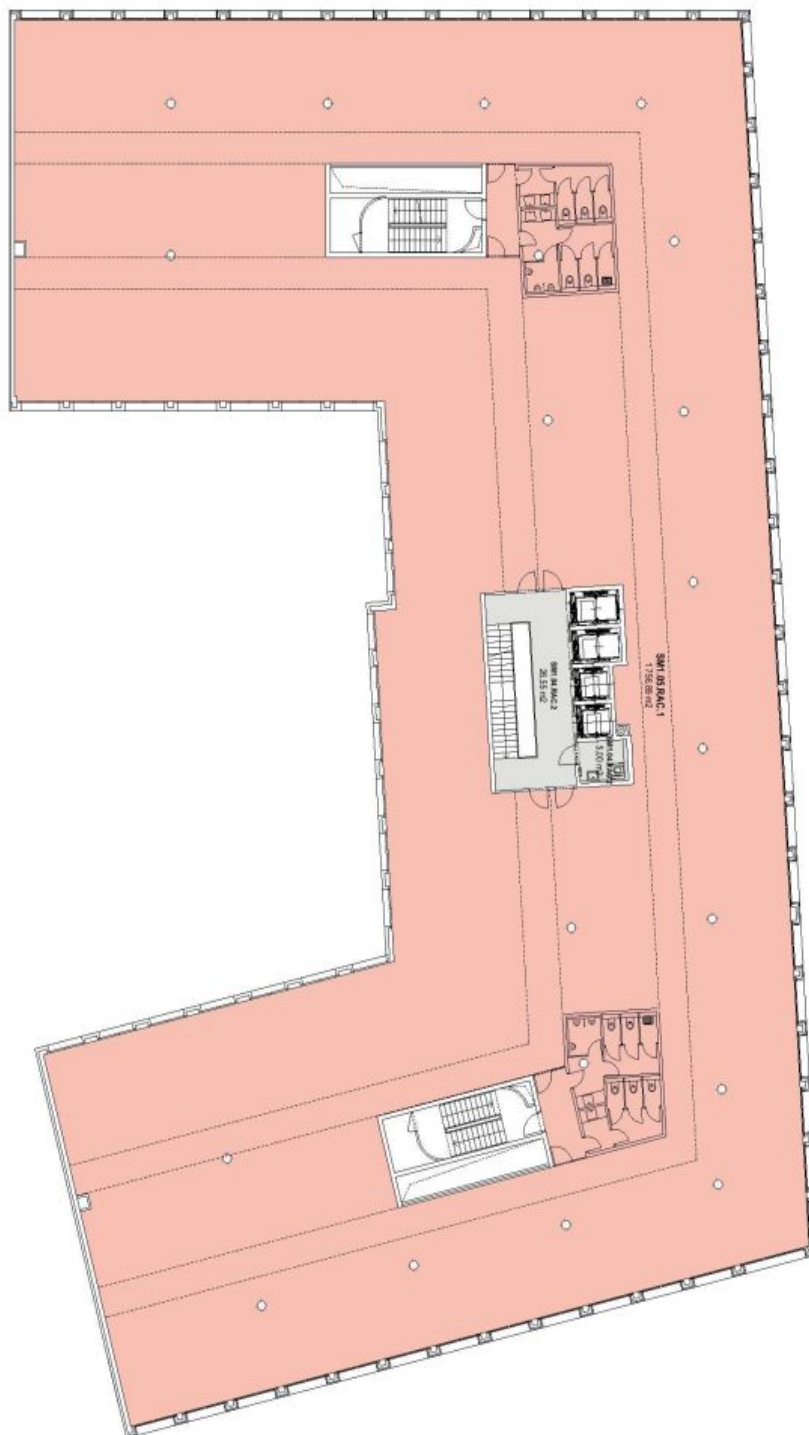




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