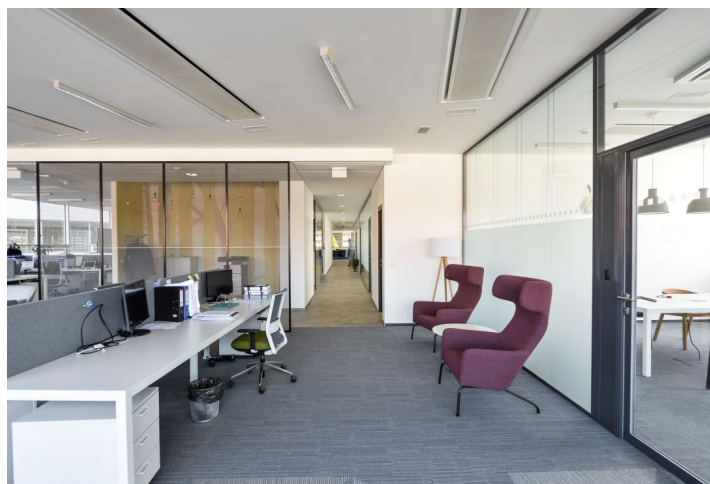




# Office space

Prague 8, Libeň, Smrčková

Rented





Prague 8, Libeň, Smrčková

Service price	170 CZK monthly per m <sup>2</sup>
Available area	727 m <sup>2</sup>
Cellar	-
Parking	EUR 135 / ps / month
PENB	B
Reference number	33086

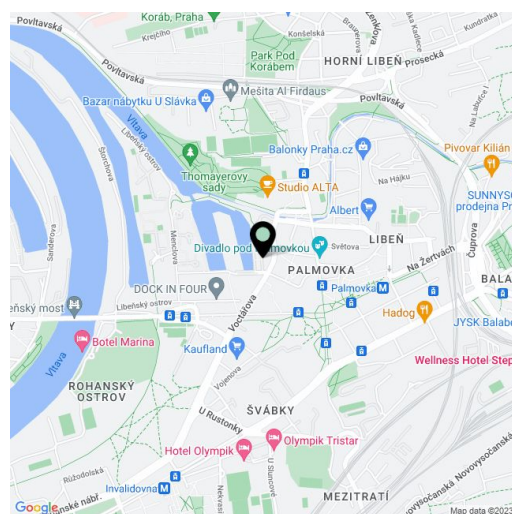
High-standard office premises for lease on the 1st floor of an unique, cascade, V-shaped building („věčko“), covered with greenery and with terraces oriented to the water surface. This unique modern and eco-office project offers nearly 80 000 sqm of office space and is located on the bank of the Vltava River and the impressive Libeň docks.

**Location:**

The proximity of the metro station Palmovka (line B) and many tram lines ensures excellent accessibility to all parts of Prague. The location right on the waterfront of the Vltava River offers sporting facilities – cycling route A25, A2.

**Features and Services:**

- Representative central reception and 24/7 security service
- Magnetic card-controlled access
- Secure access from parking
- Secure elevator access to car park
- CCTV, smoke detectors, access control system
- Equipped with modern facilities
- High capacity optical connection
- Complete electrical and data distribution via raised floors
- Individually controlled heating and cooling in each office with mechanical fresh air supply
- Electrically controlled external sun louvres
- Bicycle parking with showers and lockers



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





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