



## Office space

Prague 5, Smíchov, Janáčkovo nábřeží

Rented





Prague 5, Smíchov, Janáčkovo nábřeží

Service price	580 CZK monthly
Available area	93 m <sup>2</sup>
Cellar	-
Parking	-
PENB	G
Reference number	36656

Office space for lease on the raised ground floor of a renovated Art Nouveau building with an elevator, a sumptuous main entrance hall, and views of the Vltava River or Vyšehrad. The space offers 4 rooms with a private toilet, a separate shower, and a balcony facing the courtyard. Possibility of parking on a side street for a fee of CZK 5,000.

Service charges are 580 CZK/person.

#### Location:

The building is located in a prestigious part of Smíchov directly on the Vltava embankment, with fast tram connections (Zborovská, Palackého náměstí) to the center, within walking distance of the Nový Smíchov commercial and entertainment center, and the Anděl or Karlovo náměstí metro stations (line B).

#### Features and services:

- 4 rooms
- WC
- Separate shower
- Alarm
- Parquet or vinyl floors
- LED lighting
- Security fire entrance door
- New gas boiler
- Internet

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



