



## Retail space

Prague 5, Smíchov, Nádražní

€ 14.90 / m<sup>2</sup> | CZK 368 / m<sup>2</sup>





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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 120 CZK monthly per m <sup>2</sup> |
| Available area   | 422 m <sup>2</sup>                 |
| Parking          | EUR 100 / ps / month               |
| PENB             | A                                  |
| Reference number | 36880                              |

Retail space for lease on the ground floor of the commercial-administrative building situated in an attractive location of Prague 5 – Smíchov.

### Location:

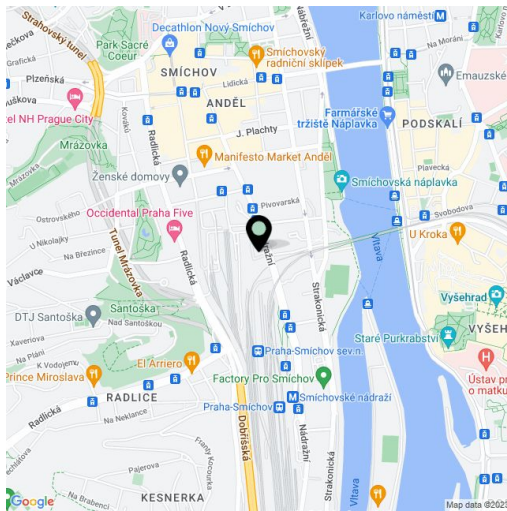
The building is easily accessible by public transport and by car – directly above the entrance to the Smíchovské nádraží metro station (line B). Tram / bus stops and the Praha-Smíchov train station are directly in front of the building. Easy connection to the D1 highway to Brno, D5 highway to Pilsen and to the Vaclav Havel Prague international airport.

### Features and Services:

- Clear height of the offices 3m
- Suspended ceilings incl. lights
- Raised floors
- 4pipes air-conditioning with regulated FCU
- High quality carpeting
- Electric external sunblinds
- Internal sun blinds
- Openable windows
- 24/7 security services
- Ample underground parking spaces
- Parking spaces for visitors within the complex

The complex includes a modern fitness and wellness center with a swimming pool.

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

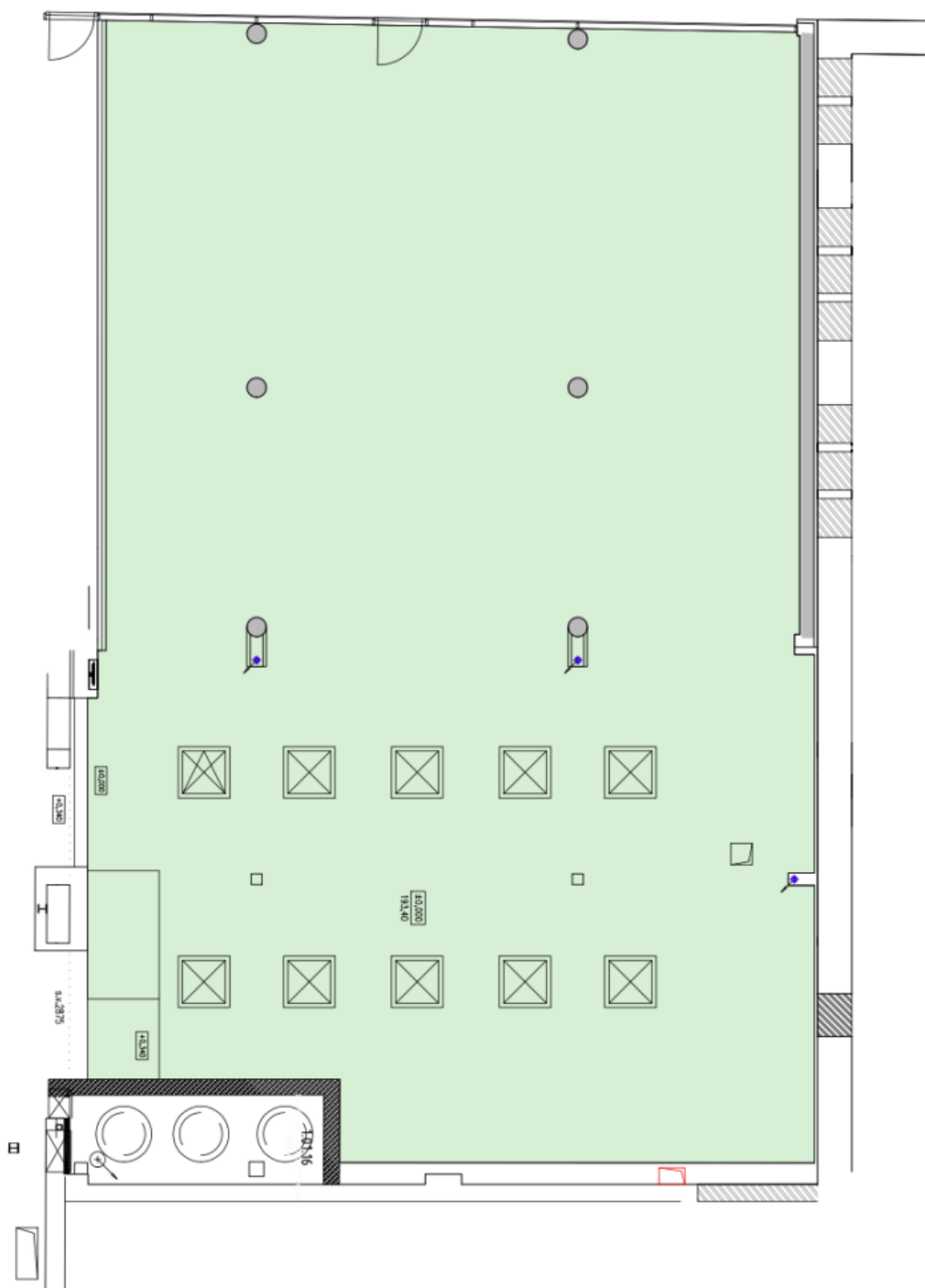




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