





# Office space

Prague 5, Smíchov, Nádražní

**Rented**

<b>Service price</b>	162 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 000 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	A
<b>Reference number</b>	38098

Office space for sublease on the 1st floor till July 2024 of the commercial-administrative building situated in an attractive location of Prague 5 – Smíchov. The complex includes a modern fitness and wellness center with a swimming pool.

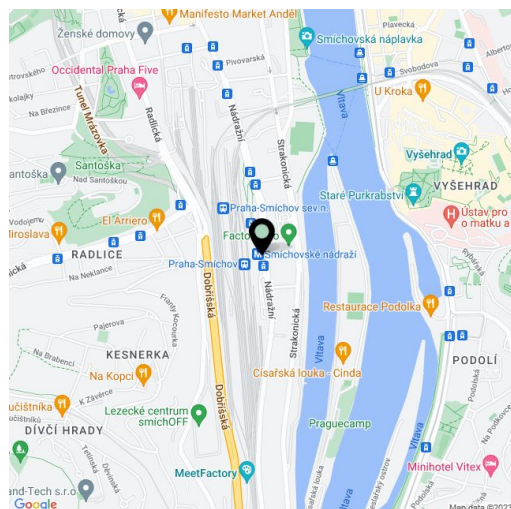
**Location:**

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
- Preparations for kitchenette
- Central reception
- 24/7 security services
- Ample underground parking spaces
- Parking spaces for visitors within the complex

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





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1. patro / 1st floor