



## Office space

€ 14.50 - 16.50 / m<sup>2</sup> | CZK 367 - 417 / m<sup>2</sup>

Praha 4, Nusle, Na Hřebenech II



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**€ 14.50 - 16.50 / m<sup>2</sup> | CZK 367 - 417 / m<sup>2</sup>**

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 079 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 125 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	39799

Office space for lease on the 2nd floor in a complex structured as system of four connected wings with stunning views over the city and the Prague Castle, surrounded by greenery.

**Location:**

The project is located in Prague 4 – Nusle. Outstanding accessibility by car and public transportation – within walking distance of tram stops and Pražského povstání and Pankrác (line C) metro stations.

**Features and Services:**

- Openable windows
- 2-tube fan-coil cooling units
- Mechanical ventilation/air exchange
- Raised floors, and suspended ceilings with integrated lighting
- External electrically controlled sunshades
- 2 separate receptions
- 24-hour security service
- CCTV
- Garage parking lots

Images might not accurately reflect the current state of the premises.

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

