



**Office space****Rented**

Prague 4, Nusle, Na Hřebenech II

Service price	145 CZK monthly per m ²
Available area	221 m ²
Cellar	-
Parking	EUR 100 / ps / month
PENB	G
Reference number	41514

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:

- flexible office layout
- 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

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



