





## Office space

**Rented**

Prague 4, Nusle, Na Hřebenech II

<b>Service price</b>	145 CZK monthly per m <sup>2</sup>
<b>Available area</b>	221 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 100 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	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.



