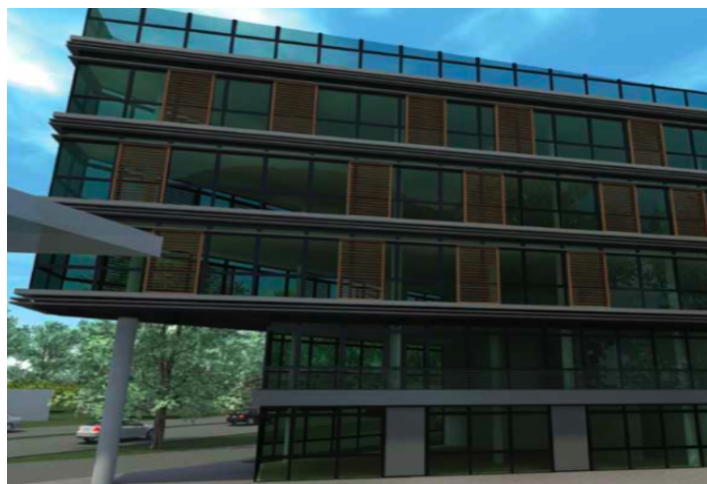




## Retail space

Prague 5, Smíchov, Strakonicka

€ 13.90 / m<sup>2</sup> | CZK 347 / m<sup>2</sup>



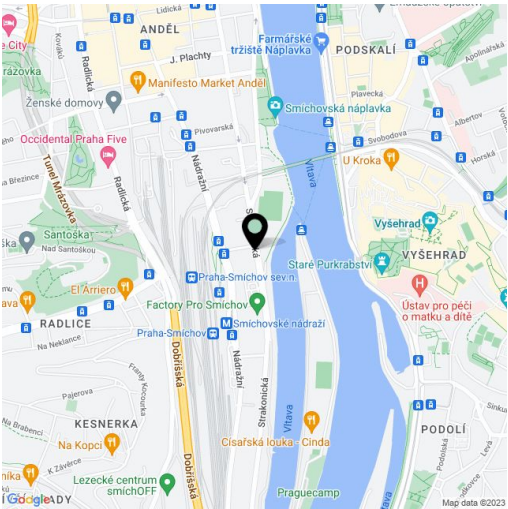


Retail space

Prague 5, Smíchov, Strakonicka

€ 13.90 / m² | CZK 347 / m²

|                  |                    |
|------------------|--------------------|
| Service price    | 15 700 CZK monthly |
| Available area   | 157 m²             |
| Parking          | Yes                |
| PENB             | G                  |
| Reference number | 7177               |



Retail space on the ground floor of a modern administrative and commercial building, a dominant and a gate to the Smíchov district. Direct entrance to the parking lot. Very good accessibility - less than a 4 minute walk from Smíchovské nádraží metro station (line B), trams, buses and a train station. Ruzyně International Airport is accessible by car within 20 minutes. All major amenities are within walking distance (post office, shops, restaurants, hotels, pharmacy, gas station, fitness center, indoor golf, tennis, squash, swimming pool). Services include reception, 24/7 surveillance and CCTV, facility management, magnetic access card system and a sufficient number of ISDN connections. Technical specifications include 2-pipe air-conditioning system, cooling system via heat pumps, suspended ceilings with integrated lighting, interior blinds, openable windows. shared W.C.s, set-up for kitchenettes and a space for server room on every floor incl. separate cooling circuit also available. Outside parking at EUR 65/ps/month, limited number of covered parking spaces at EUR 95/ps/month. Rental price EUR 13.9/m²/month. Service fees CZK 100/m²/month. Prices are listed without VAT. Lessee pays no commission.

