



## Office space

Rented

Praha 5, Smíchov, náměstí 14. října





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Service price	220 CZK monthly per m <sup>2</sup>
Available area	100 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	G
Reference number	7959

**Office space for lease on the 3rd floor in an administrative building. The neighboring Neo-Renaissance Parish House by architect A.V. Barvitius was built at the same time as the Basilica of St. Wenceslas in 1881-1889.**

The annex of the administrative building is connected to the parish office building by an atrium on the upper floors. Glass walls overlooking a green park provide plenty of light and lend the space a pleasant atmosphere. The ground floor of the new building is used for commercial purposes and underground parking is located in the basement.

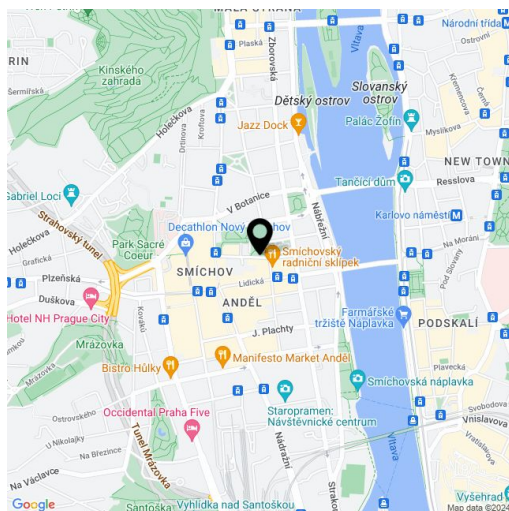
#### Location:

The building is located a few steps from the Vltava River and the náměstí 14. října Square Park, within walking distance of the center. The Kinsky Gardens with a Baroque summer house and garden are nearby. The location offers a full spectrum of civic amenities, tram lines, and the Anděl metro station (line B) within walking distance. There are many cafes, restaurants, and the Nový Smíchov shopping and entertainment center close-by.

#### Features and Services:

- 24/7 central reception and security
- Central heating
- Storage rooms
- Room for a self-cooling server
- 2 elevators
- Structured cabling
- Optical cable
- Air conditioning
- Openable windows with blinds
- CCTV

Rents and services charges are listed without VAT. Lessee pays no commission.





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