



🏠 125 m<sup>2</sup> 📄 Holečkova, Praha 5 🏠 14 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N7101</b>	Price	<b>14 EUR per m2 / month + services</b>
Address	<b>Holečkova, Praha 5</b>	Type	<b>Offices</b>
Usable area	<b>125 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Date to move in	<b>28. 8. 2024</b>

## About real estate

We offer office space of 125 sqm for rent in a historic building situated in a picturesque garden at the foot of Petřín Park, which makes it a place with a unique atmosphere. The building is located in the immediate vicinity of the Anděl shopping and business centre, which offers all the necessary amenities, and at the same time within easy reach of the historic centre of Prague. The location thus has the charm of the old town at your fingertips.

The office space in this unique complex has representative rooms with high ceilings, which adds airiness to the space. To ensure comfort and security, a concierge service is available to provide welcome and assistance. The property is protected by 24-hour security. A public dining room on the premises provides a convenient dining option.

The complex offers excellent accessibility to the main traffic circle for those using a car. A bus stop is conveniently located directly in front of the property, making daily commuting easy. Kinsky Square is just a 5-minute walk from the complex, while Andel metro station (on line B) and several tram stops are within a 10-minute walk, ensuring easy accessibility from any part of the city.

For visitors and tenants, the complex offers parking spaces located in the former monastery garden. In addition, parking for visitors is available free of charge.