



🏠 294 m<sup>2</sup> 📄 Nádražní, Praha 5 - Smíchov 🏠 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>FOC-1</b>	Price	<b>17 EUR per m2 / month + services + VAT</b>
Address	<b>Nádražní, Praha 5 - Smíchov</b>	Type	<b>Offices</b>
Usable area	<b>294 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>1. 1. 2025</b>		

## About real estate

We offer for lease office space of 294 sqm in a business complex in Prague 5, which boasts convenient and flexible accessibility thanks to the access road to Jižní Spojka and the possibility of urban and suburban transport. The office building complex is located above the entrance to the metro station B - Smíchovské nádraží, close to the metro station Anděl. There are also other units up to 1,128 m<sup>2</sup> for rent in the building. Terraces with magnificent views are an integral part of the building.

The complex has a central reception, security, magnetic card access, opening windows with electric blinds, air conditioning, double floors, wheelchair access throughout the building, gym and offers unlimited access and flexible space solutions according to the tenant's needs. The building has ample parking spaces. Energy performance of the building - A.

The location offers numerous shops, swimming pool, cafes and other services. All civic amenities will be provided by the nearby Anděl - Nový Smíchov shopping centre.

Services: 140 CZK/sqm/month.

Price for reserved parking space: 110 EUR/month.

Available immediately. For more information contact the broker.