



Office space

Prague 5, Smíchov, Na Knížecí

Rented





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Service price	95 CZK monthly per m ²
Available area	1 757 m ²
Cellar	-
Parking	EUR 140 / pp / month
PENB	A
Reference number	32198

Offices finished to a high standard and retail space for lease in the first completed office building that is part of a project that will form the main facade of newly created space. In the future, the adjacent space of the bus terminal will be transformed and a city building with a park should be built. The highly efficient building will include sustainable technologies and is working on achieving a BREEAM Excellent certificate in the future. The tenants will have access to a rooftop terrace with an ornamental garden and a communal garden in the courtyard with relaxation areas.

Location:

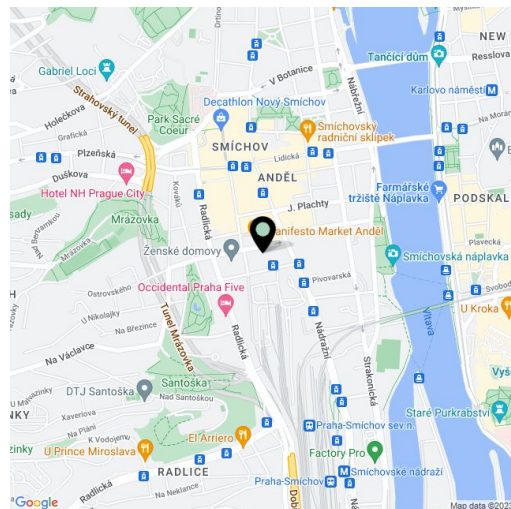
The building will be located in a sought-after location of Prague 5 and will be easily accessible by car and public transport and within walking distance of the Andel metro station (line B), the Smichov train station, and other tram and bus stops. It will also have excellent connections to the Prague Ring Road and the Mrázovka and Strahov tunnels.

Features and services:

- elegant reception with a spacious entrance hall
- 24/7 security
- flexible office layouts
- LED lighting technology
- raised floors
- cooling by ceiling induction beams
- heating via low radiators under the windows
- openable opaque windows
- outdoor blinds on the western and southern facades
- freight and passenger elevators
- shared garden
- rooftop terrace
- parking in underground garages
- bike garage with sanitary facilities
- charging stations for electric cars and electric bicycles

Available from Q1 2023.

Rental and service charges listed without VAT. Lessee pays no commission.

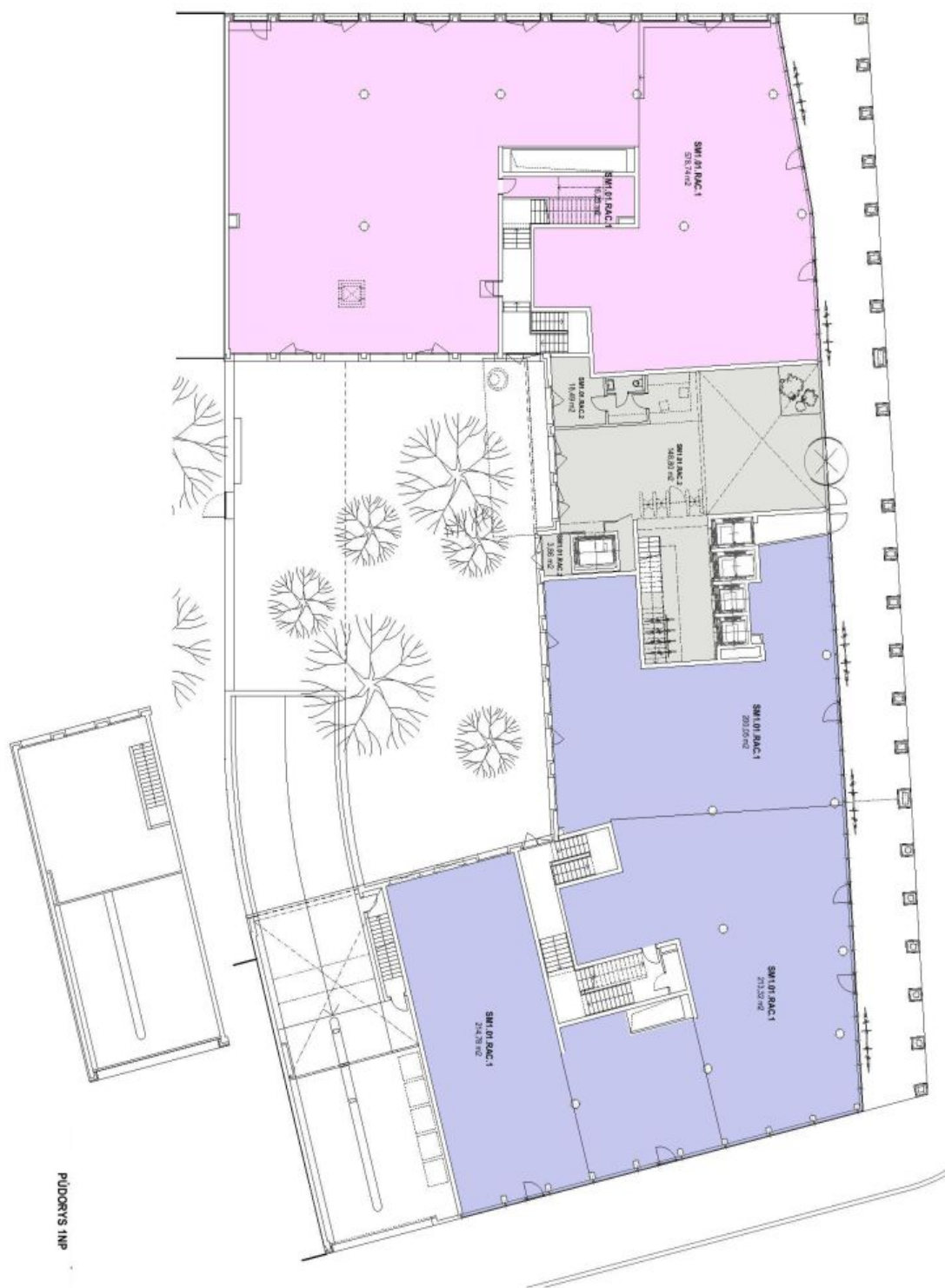




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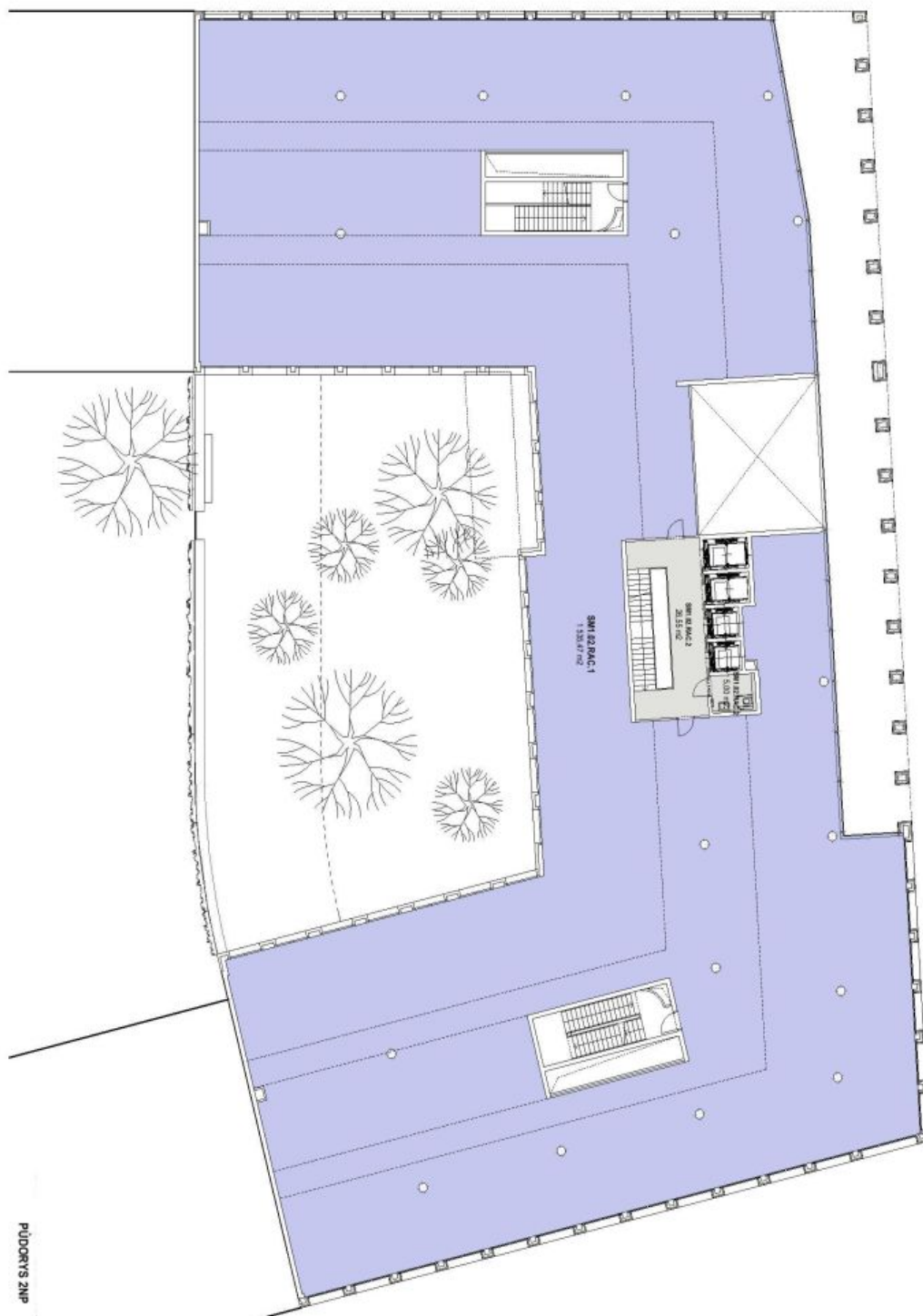
PUDORIS 1PP



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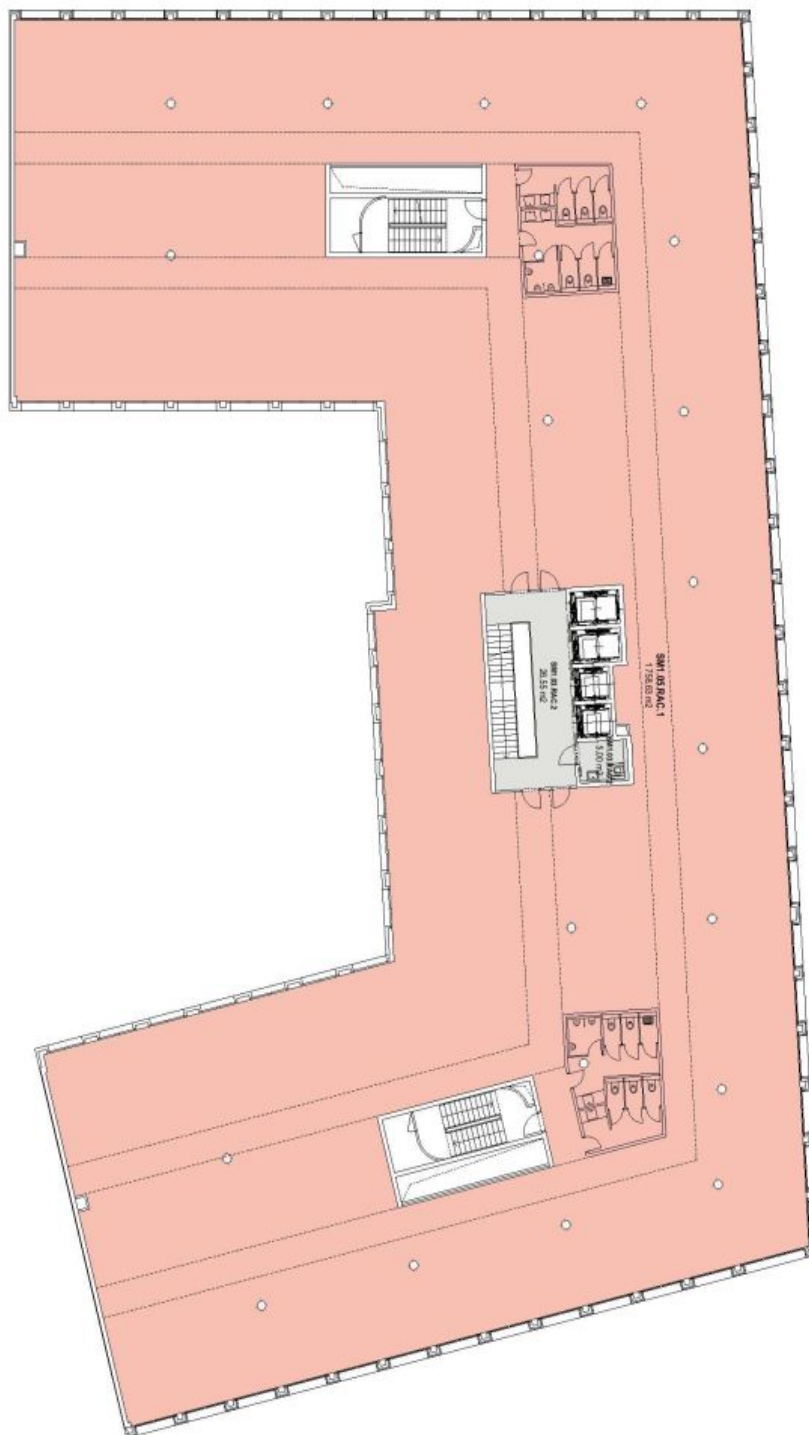




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