



🏠 1 000 m<sup>2</sup> 📄 Na strži, Praha 4 - Nusle 📅 18 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>N7115</b>	Price	<b>18 EUR per m2 / month + VAT + fees</b>
Address	<b>Na strži, Praha 4 - Nusle</b>	Type	<b>Offices</b>
Usable area	<b>1 000 m<sup>2</sup></b>	Parking	<b>Yes</b>
Floor area	<b>1 000 m<sup>2</sup></b>	Office area	<b>1 000 m<sup>2</sup></b>
Area of non-residential premises	<b>1 000 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>5th floor</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent a unique office unit in a new office building, in a pleasant location right next to metro station C - Pankrác.

The unit is equipped with opening windows, electrical and internet connections, air conditioning, security card entrances, meeting room, security cameras, private kitchen, toilets, double floors. The building also has a central reception, parking spaces in the garage, 24/7 access to the building, 24/7 security, wheelchair access to the building, technical maintenance, cleaning service, security turnstiles at the entrance to the office area, security cameras (CCTV), rainwater tanks, parking for cyclists.

This is a modern project with a total leasable area of 8,400 m<sup>2</sup>. The unique concept, functionality and energy efficiency will provide the tenant with perfect facilities and working environment. Due to the great flexibility, the layout can be subdivided and modified with units starting from 250 m<sup>2</sup>. The advantage is that the units have fully opening windows.

Of course there are private sanitary facilities, kitchen, data networks, air conditioning, camera system, reception with 24/7 security, technical and cleaning service, lifts. The building will offer a restaurant and other retail units.

The building will also offer a garden, storage space, garage parking and wheelchair access.

The area is very accessible by public transport due to its close proximity to metro and bus stops. In the vicinity of the building there are a large number of restaurants, cafes, shopping mall Arkády Pankrác, where you can shop conveniently.

Services 166,- EUR/sqm/month + warehouses 10 EUR/sqm/month + terraces 6,50 EUR/sqm/month.

For more information about the unit, please contact us.

The order	Floor	Usable area	Parking	Price
ELE-5	2nd floor	250 m <sup>2</sup>	Yes	LEASED
ELE-7	2nd floor	800 m <sup>2</sup>	Yes	LEASED
N7115	5th floor	1 000 m <sup>2</sup>	Yes	449 CZK
ELE-17	5th floor	250 m <sup>2</sup>	Yes	LEASED
ELE-24	6th floor	1 000 m <sup>2</sup>	Yes	LEASED