



🏠 1 000 m² 📄 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

+420 771 229 229

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|----------------------------------|----------------------------------|------------------------------------|---|
| Order number | N7115 | Price | 18 EUR per m2 / month + VAT + fees |
| Address | Na strži, Praha 4 - Nusle | Type | Offices |
| Usable area | 1 000 m² | Parking | Yes |
| Floor area | 1 000 m² | Office area | 1 000 m² |
| Area of non-residential premises | 1 000 m² | Energy performance of the building | G - Extremely uneconomical |
| Floor | 5th floor | Lift | Yes |

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 m². 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 m². 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 ² | Yes | LEASED |
| ELE-7 | 2nd floor | 800 m ² | Yes | LEASED |
| N7115 | 5th floor | 1 000 m ² | Yes | 450 CZK |
| ELE-17 | 5th floor | 250 m ² | Yes | LEASED |
| ELE-24 | 6th floor | 1 000 m ² | Yes | LEASED |