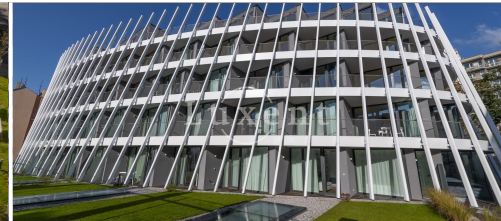
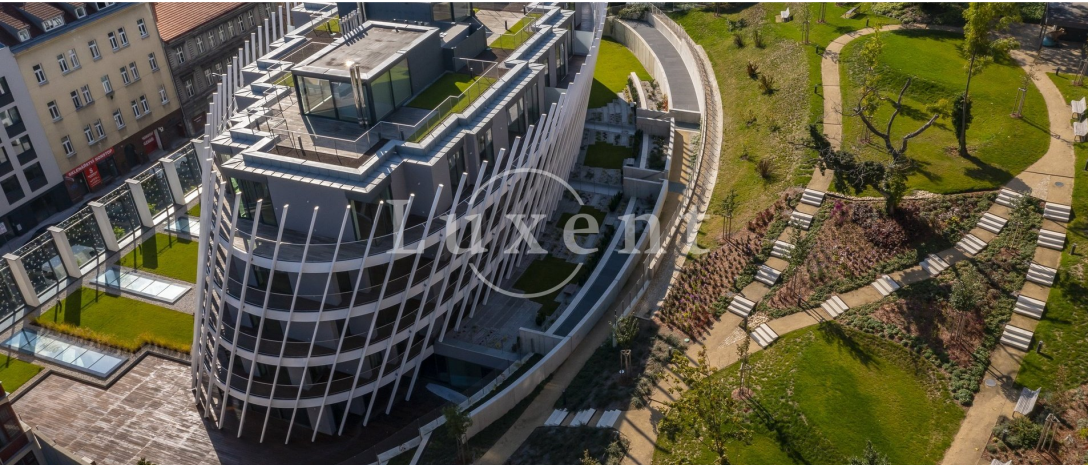




## Spacious office for rent, 330 m<sup>2</sup>, Prague 5 - Smichov



🏠 330 m<sup>2</sup>
📍 Holečkova, Praha 5 - Smíchov
 💰 on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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|                 |                                     |                                    |                            |
|-----------------|-------------------------------------|------------------------------------|----------------------------|
| Order number    | <b>N6631</b>                        | Price                              | <b>on request</b>          |
| Address         | <b>Holečkova, Praha 5 - Smíchov</b> | Type                               | <b>Offices</b>             |
| Usable area     | <b>330 m<sup>2</sup></b>            | Parking                            | <b>No</b>                  |
| Low energy      | <b>No</b>                           | Energy performance of the building | <b>B - Very economical</b> |
| Device          | <b>Partly</b>                       | Lift                               | <b>Yes</b>                 |
| Date to move in | <b>25. 9. 2023</b>                  |                                    |                            |

## About real estate

We offer for rent a spacious office with a floor area of 330 sqm on the first floor of a beautiful newly completed residential project with elevator and also a number of extra services such as reception, swimming pool, wellness for an extra charge, fitness and a large common garden with barbecue area in a closed courtyard.

The offices are inspired by the latest trends in interior design. They are clean and elegant in design, creating a space that is not only functional but also attractive.

In the immediate vicinity of the building there are all amenities - services, shops, schools, cafes and quality restaurants. Great transport accessibility with connection to the Prague city ring road. Bus stop Holečkova right in front of the house. The Bertramka tram stop with a direct connection to the Anděl metro station is less than a five-minute walk from the house. Nearby are Petřínské sady, Mrázovka Park and the popular Nový Smíchov shopping centre.