



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



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7385</b>	Price	<b>17 EUR per m2 / month + fees</b>
Address	<b>Plzeňská, Praha 5 - Smíchov</b>	Type	<b>Offices</b>
Usable area	<b>469 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Lift	<b>Yes</b>		

## About real estate

We offer for lease modern office space in a prestigious office building located in the heart of the dynamic Anděl district in Prague 5. This location is highly valued for its strategic location, excellent transport accessibility and a wide range of services in the immediate vicinity. There is the possibility of customising layouts from 200 sqm to 1,450 sqm on one floor, including open space or separate office options.

There is air conditioning, double flooring, opening windows, electrically operated blinds and coffered ceilings with soundproofing properties. The building has a 24-hour reception, security, high-speed internet, 8 high-speed lifts and parking on two underground levels.

The office building is located in close proximity to the Anděl metro station (line B), tram and bus stops, which provides easy access to the city centre and major transport arteries. In the vicinity you will find a wide range of shops, restaurants, cafes, banks, hotels and other services, including the Nový Smíchov shopping centre. For relaxation and recreation, the nearby Sacré Coeur and Mrázovka parks are available.

Service charges: 164 CZK/sqm/month.

Parking: 140 EUR/space/month.

Minimum lease period 3-5 years.