



## Prague 13, office space for rent (35 sqm), lucrative office building New Living Center, Stodulky

Šafránkova 1, Praha, Hlavní město Praha

**19 388 CZK / měsíc**

We offer for rent modern office space in the New Living Center building, in a popular part of Prague 13 - Stodulky, Safrankova street. New Living Center is a modern design and living center that offers representative office spaces on the 4th floor. The building has an elevator, reception and security at night. The offered premises are rented unfurnished and have an area of 35 sqm, they have their own heating / air conditioning, built-in wardrobe and outdoor blinds. There is also a shared kitchen upstairs, equipped with a sink, electric kettle, microwave and refrigerator. The rental price includes meeting rooms + the possibility of renting a social room. The building has a total of 6 meeting rooms of various sizes. The social hall with an area of 250 sqm can be used for training or other social events, it is equipped with a computer, projector, sound system and chairs. Plenty of parking spaces for clients, for tenants the possibility of renting a parking space for a fee of 550 CZK / month / without VAT. Tenants also have the opportunity to use the outdoor terrace overlooking the garden of the building. We rent several office spaces of various sizes in the building: 23 sqm, 47 sqm, 56 sqm, 35 sqm. Spaces can be combined in various ways (91 sqm, 114 sqm, 137 sqm, 184 sqm, etc.). The convenient location of the New Living Center guarantees all civic amenities and excellent transport accessibility. Bus stop "Safrankova" directly in front of the building, metro station A "Nemocnice Motol" or metro B "Nove Butovice" 5 minutes by bus. Right at Rozvadovská spojka, 20 minutes to the center of Prague, 50 minutes to Pilsen.

### PRICE

Price Nájmů	19 388 CZK / měsíc
Note	+ 5.148,- CZK utilities

### LOCATION

District	Prague
Prague district	Prague 5
Part of city	Stodulky
Street	Šafránkova

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<https://homesweethome.cz/en/real-estate/74267/>

House number 1238 / 1

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	74267
Date	10.10.2023
Available from	10.11.2021
Object kind	Brick
Equipped	No
Lot area m <sup>2</sup>	2575
Usable area m <sup>2</sup>	35
Number of parking places	1
Other	Lift, reception
Building	Other
Year of substantial inspection	1999
Date of moving in	10.11.2021
Number of building floors	4
Number of floor in building	4

## NOTE AREA

Type	Commercial space
Type of house	Storey
Type of areas	Offices
Condition area	New building

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.