



Prague, modern office space (155 sqm), aircon., parking, Štefánikova str., Prague 5 - Smíchov

Štefánikova 25, Praha, Hlavní město Praha

50 000 CZK / měsíc

We offer for rent unfurnished office - open space- 155,35 sqm on the 5th above floor of the brick building with an elevator. There is one separate space, open space, kitchen (fridge - freezer, dishwasher, microwave), bathroom with the shower and two separated toilet. The office is situated in the reconstructed Palace Austria in close proximity of the shopping center Nový Smíchov and the center of Prague. The offices are located in a multifunctional complex of apartments, offices and shops. The building has two blocks, they are east and south oriented. In the middle of the complex there is a courtyard with a small garden which is part of a restaurant. The building has elevators, 24hours/day reception and a security system. On the ground floor of the building there is a small arcade with a restaurant, musical club, hair stylist-Loreal, goldsmith, vine shop and a CSOB branch with a cash machine. In the underground you will find two floor parking. The units are equipped with LANs, telephones, internet connection Broad Net and Sat-TV. The whole complex is located nearby the store and 2 multiplex cinemas. There are as well various schools in the area. The French gymnasium, the Austrian gymnasium, school and a number of parks. Available from the 1st of March 2024

PRICE

Price Nájmů	50 000 CZK / měsíc
Note	+ services 90CZK/sqm + electricity and gas
Commission	Including commission

LOCATION

District	Prague
Prague district	Prague 5
Part of city	Smíchov
Street	Štefánikova
House number	18 / 25

INFORMATION ABOUT THE PROPERTY

Contract type	Lease
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Číslo nabídky: 76123

<https://homesweethome.cz/en/real-estate/76123/>

Order number	76123
Date	28.02.2024
Available from	01.05.2023
Object kind	Mixed
Equipped	No
Built area m ²	1
Usable area m ²	155
Number of parking places	10
Other	Lift
Number of flats	29
Date of moving in	01.05.2023
Number of building floors	5
Number of floor in building	5

NOTE AREA

Type	Commercial space
Type of house	Storey
Type of areas	Offices
Condition area	After reconstruction
Waste	Sewerage
Gas	Gas line

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	148/2007 Sb.