



68 m<sup>2</sup> Na hřebenech II, Praha 4 15 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>KH-1</b>	Price	<b>15 EUR per m2 / month + services + VAT</b>
Address	<b>Na hřebenech II, Praha 4</b>	Type	<b>Business Units</b>
Usable area	<b>68 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>ground floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for lease a representative 68 sqm of commercial space in an office building strategically located in one of the most popular business locations in Prague 4. It offers more than 36,000 sqm of modern office space arranged in four interconnected wings. This configuration allows for stunning views of the centre of Prague, including the iconic Prague Castle, adding a unique aesthetic value to the workplace.

The building is equipped with a wide range of modern facilities and services to ensure a comfortable and safe working environment. There is a 24-hour security service and a central reception, which guarantee a high level of protection and smooth operation of the building. Air conditioning and carpeting create a pleasant working atmosphere, while internal blinds allow light to be controlled as required. The technological infrastructure includes fibre optics for fast and reliable internet connections and a magnetic card access system to ensure modern and secure access. Opening windows provide the opportunity for natural ventilation, contributing to a healthy working environment. There is ample parking space, ensuring convenient access for employees and visitors. The building is equipped with lifts for easy movement between floors. To optimize the use of space, double floors and lowered ceilings are installed to allow efficient cabling and improve the acoustic properties of the interiors. This combination of facilities makes the building an ideal location for modern office activities.

The rental price may vary depending on the location and size of the unit.

Service charges 150,- CZK/sqm/month

Parking 125 EUR/month

Storage 8 EUR/sqm/month