



## Office space for rent in Zlatý Anděl building, 511 sqm, Smichov - Prague 5



511 m<sup>2</sup> Nádražní, Praha 5 - Smíchov on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Anna-Mariia Liubun**

ASSISTANT

annamariia.liubun@luxent.cz

+420 770 189 189

Order number	<b>N6759</b>	Price	<b>on request</b>
Address	<b>Nádražní, Praha 5 - Smíchov</b>	Type	<b>Offices</b>
Usable area	<b>511 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>2nd floor</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>1. 5. 2024</b>

## About real estate

We offer modern office space for rent in a prestigious location in Prague 5 - Smíchov, in the iconic Zlatý Anděl building. These offices are available both fully furnished and unfurnished, ready to be fitted out according to your wishes and needs.

The Zlatý Anděl Centre, where the offices are located, is on the 2nd floor of this dominant and architecturally significant building designed by world-renowned architect Jean Nouvel. This location offers excellent transport links, being directly above the Anděl B metro station and in the heart of Smíchov, which is known for its rapid development, modern offices, shopping centre, cinemas and vibrant business environment.

The business centre offers 22,000 sqm of lettable space, including 27 fully equipped offices. Clients benefit from an elegant reception area, two modern meeting rooms, a kitchen and technical facilities, including covered parking for maximum convenience. Air conditioning, service and maintenance, 24/7 security and underground parking are also available.

Available from 05/2024.

Services: 100,- CZK/m<sup>2</sup>/month + energy according to actual consumption

Parking: 150 EUR/place/month + 400,-CZK/place/month + VAT