



5,690 EUR/per month

+ 150 CZK/sqm+VAT house charges incl. electricity

Commercial premisses for rent: Holečkova, Prague 5 - Smíchov
Holečkova, Praha 5

registration number	24002	property type	commercial
type of contract	rent	property subtype	office space
area	345 sqm	floor	ground floor
terrace	no	parking	garage
PENB energy label	B	available from	08.11.2024

We offer for rent luxury commercial premises of 345 sqm in the unique new building of the Ellipsis Residence with a reception and 24-hour security in the sought-after location of Prague 5 - Smíchov. The building offers services under one roof, including accommodation in apartments, a wellness center with a swimming pool, a sauna, a garden with a barbecue, and an underground garage. The space is suitable for more demanding clientele (showroom, gallery, law office) as well as ordinary administration, ideal for interested parties who do not want to be in an office building. Possibility to provide cleaning services, architectural consultancy, catering, storage. The premium fitness center Prisma Institute on the ground floor of the building offers personal fitness and individual training. Popular location Prague 5 - Smíchov with excellent transport accessibility by public transport and by car to the city center and the airport. Walking distance to the metro and tram station Anděl, to the shopping center Nový Smíchov, to international schools. There is a lot of greenery in the immediate vicinity, Kinského sady, Petřínské sady parks. The rent is: 16.50 Euro/sqm plus VAT. House fees (including electricity) are 150 CZK/sqm per month plus VAT. Parking: 2-3 places: 200 Euro plus VAT (parking). Security deposit of 3 months' rent. Lease period minimum 3 years.