

**Two-story office space for rent with balcony, 195 sqm, Vodní, Praha 5 - Smíchov**



**ID:** 000492  
**Property type:** Commercial space  
**Property subtype:** Office space  
**Location:** Vodní, Praha 5  
**Area:** 195 sqm  
**Floor:** 4th floor  
**Elevator:** Yes  
**Parking:** Garage  
**Balcony:** Yes  
**Furnished:** Furnished  
**PENB:** E  
**Available immediately:** Yes  
**Price:** 52 000 CZK / month.  
**Price comment:** Bills 80 CZK/m<sup>2</sup>/month + electricity and gas. Deposit 2 month. rents. REA 1 month. rent, no VAT.



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Prestigious, new renovated, fully air-conditioned, unfurnished, two-story office space with balcony, 195 sqm, 4th and 5th floors with elevator in commercial building with 24/7 reception, Vodní street, Praha 5 - Smíchov. The space offers 6 separate offices, separate equipped kitchenette (stove, oven, dishwasher, refrigerator), 2 bathrooms (bathtub and toilet, shower and toilet) and balcony. Wooden parquet floors combined with tile flooring. Fiber-optic cable. Perfect location with excellent access to the Anděl metro station, line B and tram.st. Arbesovo náměstí. Bills 80 CZK/sqm/month + electricity and gas. Parking for extra fee. Refundable deposit 2 month. rents. Available immediately.

