

Rent commercial business premises, 73 m2 -Pod Barvířkou, Praha 5



The company «Home Real Estate» exclusively offers for rent commercial space 72.4 m2 with a terrace of 23 m2 located on the ground floor of residential project Mélange in Prague 5 - Smíchov.

The space consists of a main room, smaller room that is prepared to be a kitchen, toilets and storage space. The side facing street is opened to the exterior by big glass windows which bring a lot of light inside and can be used for advertisement.

The space is officially an administrative unit.

Rezidence Mélange is located in the southern part of Smíchov between Paví vrch and Dívčí Hrady on the hill (40 meters above Vltava river). It is cose to busy location of Anděl that offeres many transport opportunities – metro, tram, buses, train. On the underground floor there is parking, the project also has security camera system.

In the surroundings you will find all the necessary civic amenities: shops, cafes, Nový Smíchov shopping mall, parks, sports club, culture, healthcare facilities and so on.

The closest public transport stop is located 100 m from the house (Braunova stop), metro station Smíchovské nádraží lies 650 m away as well as train station Praha-Smíchov.

Total price: 19.900 CZK + tax + 2.200 CZK utilities + electricity and internet.

Deposit 1 monthly rents.

Fee to the broker 1 monthly rent + taxes.

Possibility of renting parking space.

For more information and viewing please contact the broker or fill out the form below.

| ID | <u>35694</u> | Offer | Rental |
|-------------|--------------------------|---------------|----------------|
| Group | Business premises | Furnished | unfurnished |
| Location | Pod Barvířkou 3348/11 | Ownership | Personal |
| Usable area | 73 m ² | City | <u>Prague</u> |
| District | <u>Praha 5</u> | City district | <u>Smíchov</u> |
| Status | Realized | | |