



**19,251 CZK/ per month**

**Commercial space for rent: Praha 5 - Hlubočepy, Strakonická**  
Strakonická, Praha-Zbraslav

registration number	<b>26017</b>
type of contract	<b>rent</b>
area	<b>123 sqm</b>
terrace	<b>no</b>
available from	<b>01.03.2026</b>

property type	<b>commercial</b>
property subtype	<b>business premises</b>
floor	<b>ground floor</b>
PENB energy label	<b>G</b>

We offer for rent a commercial space in the River Bridge Office Hub administrative new building in an attractive location in Prague 5. The space with an area of 99,1 sqm is located on the main floor of the office building with a reception and 24/7 security. The lease includes the use of a social area of 66 sqm. The location has all amenities and excellent transport accessibility by car and public transport. Just a few minutes from the Lihovar tram stop and a few minutes from the Smíchovské nádraží metro station. Close access to the Prague Ring Road and the connected motorway network. The preferential rent for the first 9 months is 7.99 Eur/sqm/month + VAT, full rent 14.99 Eur/sqm/month + VAT. The total rent stated in EUR is paid in CZK, which is converted according to the average exchange rate for the last 3 months. The price for services is 140 CZK/sqm/month + VAT and includes: reception + concierge services, 24/7 security, electricity, heating, cleaning and maintenance of common areas, waste disposal, maintenance of access roads and the RBOH area. Parking space is available for an extra price per month: covered parking space 115 Eur + VAT, outdoor parking space 85 Eur + VAT, parking space behind the bridge 1,010 CZK + VAT. This space can be used in connection with the sports industry - either as a store with sports supplies (nutrition, clothing, equipment, etc.), or for example as an exercise studio, smaller fitness center or similar concept. The premises are available for move-in from March 2026. More space available for rent on the 1st to 3rd floors of the building - please contact our office for more information.