



Retail space

Prague 5, Stodůlky, Siensova

€ 18.00 - 19.00 / m² | CZK 438 - 462 / m²





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Service price	160 CZK monthly per m ²
Available area	479 m ²
Min. area	127 m ²
Parking	Yes
PENB	B
Reference number	21409

Retail space for lease on the ground floor of the building, located in a pleasant area of western Prague.

The total area can be flexibly divided into smaller units, the attached floor plans indicate the possibilities of division.

The space have a central air exchange system (HVAC) with regulated cooling and heating, controlled by a MaR system. Contemporary lighting is provided by reflector luminaires built into the ceiling, divided into 24 circuits, with emergency and exit lighting.

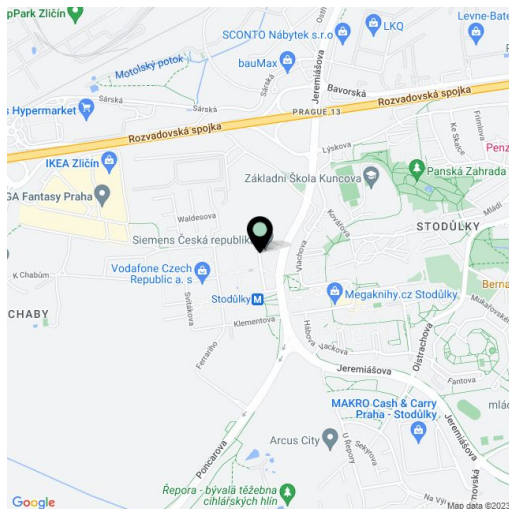
The premises are secured by EPS and EZS sensors, camera system and SHZ wiring. Cold water is supplied from the municipal water supply, hot water is prepared on site and waste is connected to the central system of the building. All media are monitored by sub-meters, including electric meters, water meters and calorimeters.

Location:

Excellent accessibility by car and public transport—the city center is about 20 minutes away by metro from the Stodůlky station (line B), which is right next to the building. There are also great connections to the D5 highway, the Prague Ring Road, and the main routes connecting the complex to the city center and to the Václav Havel International Airport. A number of restaurants, bistros, cafes, and an outdoor gym are in the complex; the large Central Park and the Metropole Zličín or Homepark Zličín malls are also close-by.

Unit division options: 206 sqm + 273 sqm or 206 sqm + 146 sqm + 127 sqm

Rental and service charges listed without VAT. Lessee pays no commission.

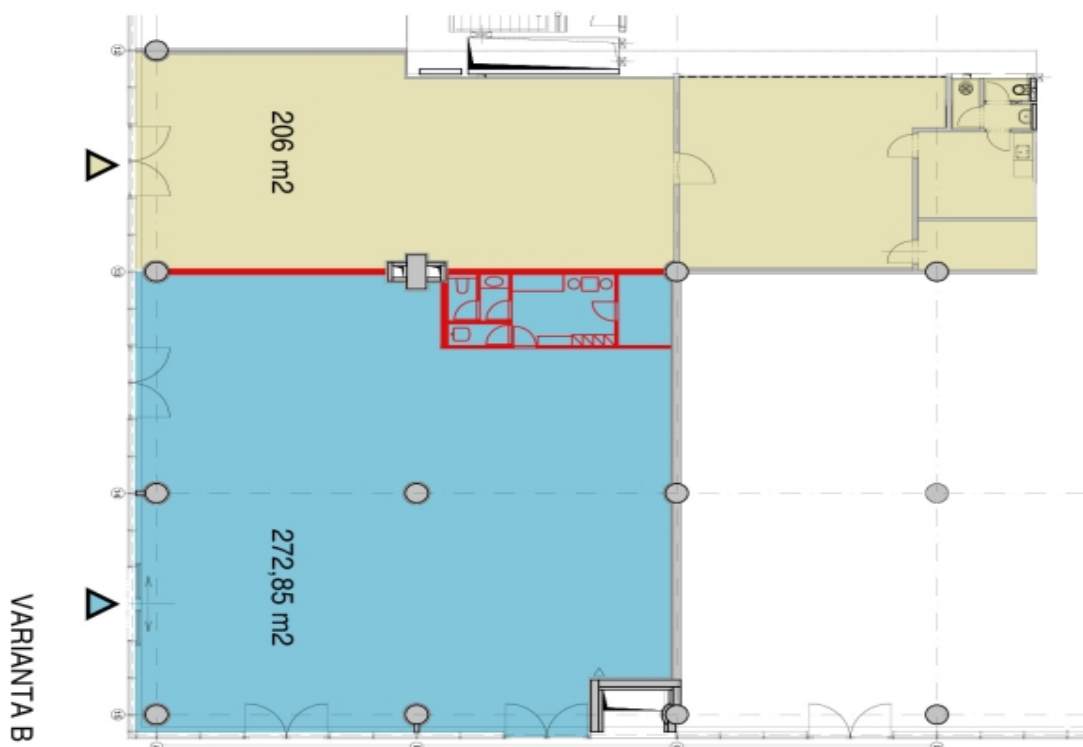
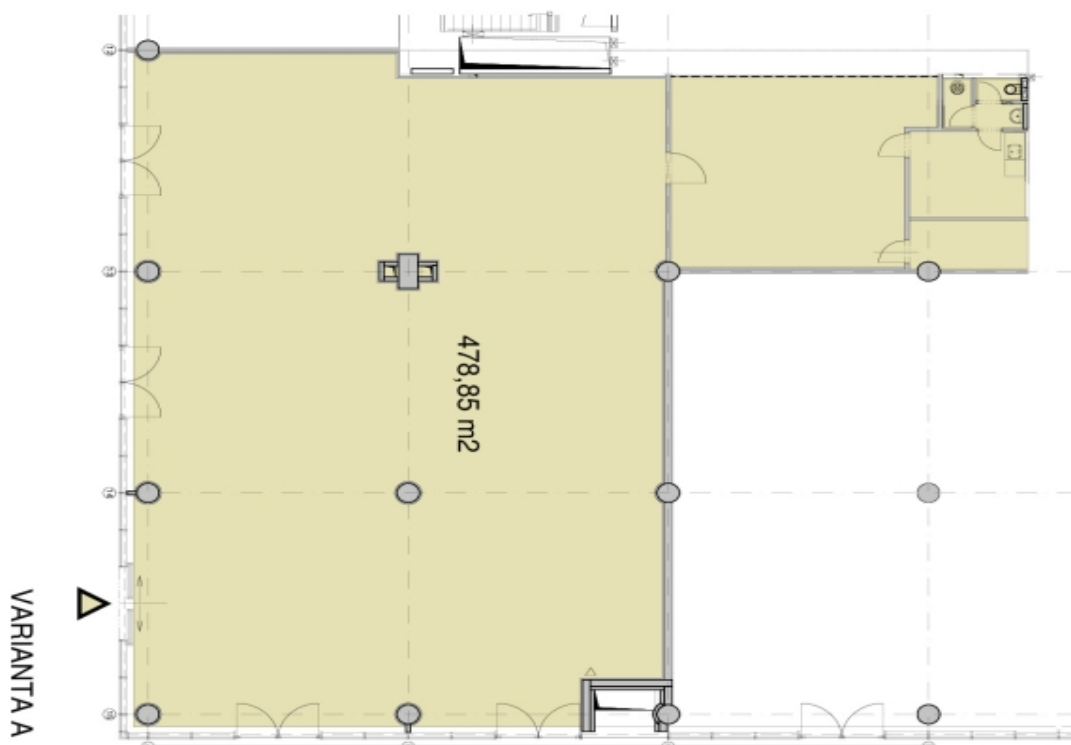




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**VARIANTA C**