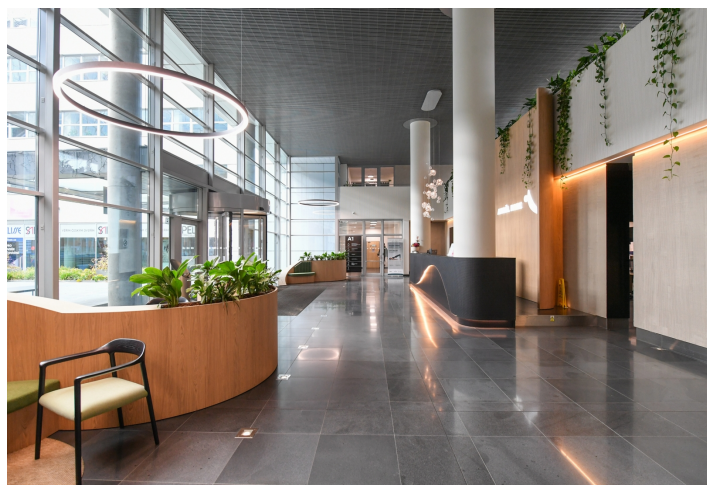




Office building

6 580 m², Prague 5, Smíchov, Radlická

€ 16.80 / m² | CZK 409 / m²





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor + terrace	432 - 1 312 m²	130 CZK monthly per m²	EUR 130 / pp / month	€ 16.80 / m²
Office space, 4th floor	2 344 m²	130 CZK monthly per m²	EUR 130 / pp / month	€ 16.80 / m²
Office space, 3rd floor	234 - 1 600 m²	130 CZK monthly per m²	EUR 130 / pp / month	€ 16.80 / m²
Office space, 1st floor	363 - 1 323 m²	130 CZK monthly per m²	EUR 130 / pp / month	€ 16.80 / m²

**Office building**6 580 m², Prague 5, Smíchov, Radlická**€ 16.80 / m² | CZK 409 / m²**

Service price	130 CZK monthly per m ²
Total building area	35 500 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	400
Parking ratio	—
Certification	—
PENB	C
Reference number	21942

Modern office complex in the business district of Prague 5 – Anděl, built on the site of the former Tatra Kopřivnice factory according to a design by architect Václav Aulický, who also designed the Žižkov television tower and the Czech Television headquarters in Kavčí Hory, offers office space for lease. The building has almost 20,000 sq. m of fully air-conditioned and flexibly designed offices, complemented by two outdoor relaxation areas and terraces on the upper floors.

The complex includes a 24-hour reception desk and underground parking garages providing enough parking spaces. The location in close proximity to the Nový Smíchov shopping center and Anděl City complex provides an optimal location for modern offices with great transport accessibility.

Location:

Very good accessible by car and public transportation – in close vicinity of the Anděl metro station (line B), bus and tram stops; easy access to the Strahovský tunnel and Prague circle. The building is located in an attractive area with a range of hotels, entertainment and shopping centers.

Features and Services:

Main entrance with representative reception (24/7)
 Card access system
 High-speed and freight elevators
 Ceiling height 2.8 m
 Sprinkler fire extinguishing system
 Complete security according to the highest fire protection standards
 Central ventilation system with fresh air supply
 FCU units integrated into window sills and suspended ceilings
 Raised floors in the corridors of rental units
 Heating via FCU units, four-pipe system
 Openable windows for each office
 Option to use a backup diesel generator with sufficient capacity for tenants
 Data connections from several operators
 Spacious bicycle storage room
 Relaxation areas, terraces
 Chargers for electric cars
 Underground garages, including a VIP section

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