



## Office space

Prague 5, Smíchov, Radlická

Rented





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|                  |                                  |
|------------------|----------------------------------|
| Service price    | 6 EUR monthly per m <sup>2</sup> |
| Available area   | 208 m <sup>2</sup>               |
| Cellar           | -                                |
| Parking          | EUR 150 / pp / month             |
| PENB             | G                                |
| Reference number | 29853                            |

**Modern office space for lease on the 7th floor of an administrative complex located in the business district of Prague 5 – Anděl. The development was built on the site of the former Tatra Kopřivnice factory and designed by renowned architect Václav Aulický, author of the Žižkov Television Tower and the Czech Television headquarters at Kavčí Hory. The building offers nearly 20,000 sq m of fully air-conditioned, flexible office space 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.

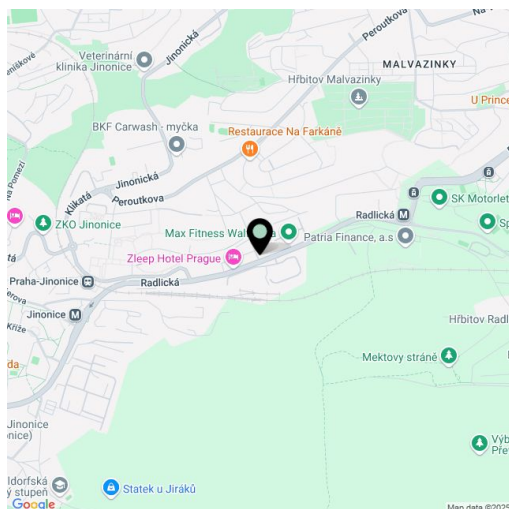
**Location:**

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.





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