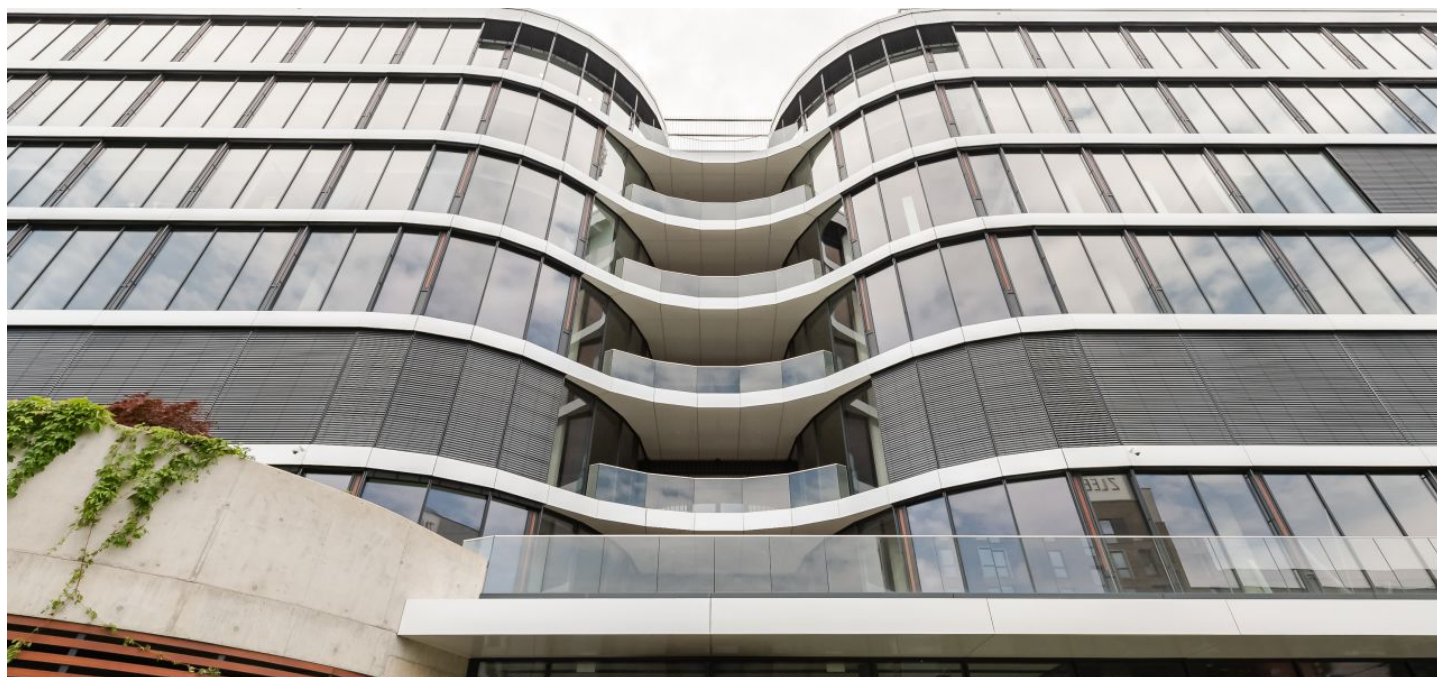




Office building

2 033 m², Prague 5, Jinonice, Radlická

Ask for price





Office building

2 033 m², Prague 5, Jinonice, Radlická

Ask for price



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor with terrace	350 - 871 m²	110 CZK monthly per m²	115 EUR / ps / month	Ask for price
Office space, 1st floor with terrace	350 - 1 162 m²	110 CZK monthly per m²	EUR 115 / ps / month	Ask for price

**Office building**

2 033 m², Prague 5, Jinonice, Radlická

Ask for price

Total building area	11 520 m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	30907

This new administrative building designed by the prestigious Chapman Taylor architects will be located in the Radlické Valley. It offers modern office space for rent that meets the highest standards, breathtaking views of Prague, and a large terrace.

The building was originally a furnace that was the main source of energy for the Waltrovka factory. Phase I of the project won the Building of the Year 2017 title and is currently fully occupied. Phase II, continuing successfully, will be completed in 2020. The project, which originated in the Prague studio of the award-winning Chapman Taylor architects, is beautifully set in the Radlické Valley and will offer future tenants modern office space of the highest standard. Each spacious floor will have unique views of Prague and it is designed to accommodate clients' needs. Each floor will have a terrace and tenants will have access to a large garden, where they can hold various events, exercise, or relax. There will also be a bistro, a canteen, a coffee corner, bike storage, and showers in the building. The average size of a floor is 1,920 m².

Location:

Excellent transport accessibility by car and public transport - it is near the Radlická metro station (line B), the Jinonice metro station (line B), the Praha - Jinonice train station, and several bus stops. Quick connection to the D1 and D5 highways and the Prague Ring Road. Václav Havel Airport is a 15-minute drive away. The Prokopské údolí Nature Reserve is in close proximity, and a golf course in Motol is nearby.

Facilities and Services:

24/7 access to the building
 Main entrance with an elegant reception
 Lowered ceilings with built-in lighting
 Sprinkler fire extinguishing system
 Double floors with floor boxes
 Central ventilation system
 Cooling beams
 4 high-speed elevators
 "Smart office" layout option
 Outdoor fitness area and showers
 Petanque and volleyball courts
 Private terrace on each floor
 Large common garden
 Place for bike storage
 Openable windows
 The possibility to place a logo on the building

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



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