



🏠 127 m<sup>2</sup> 📄 Radlická, Praha 5 📅 15 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>PK-2</b>	Price	<b>15 EUR per m2 / month + services</b>
Address	<b>Radlická, Praha 5</b>	Type	<b>Offices</b>
Usable area	<b>127 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>28. 8. 2024</b>		

## About real estate

We offer for rent a commercial space of 127 sqm in an attractive location between Radlická, Plzeňská and Kováků streets. After a thorough reconstruction and expansion to 7 above-ground and 4 underground floors, the original factory complex has been transformed into one of the most modern and attractive office complexes in the popular Anděl business district of Prague 5.

The complex is BREEAM Excellent certified, which testifies to high standards of sustainability and environmental responsibility. The complex is also equipped with sophisticated systems such as EPS (electronic fire alarm system), EZS (electronic security alarm system), ACS (access control system) and CCTV (closed circuit television), which ensure maximum security and surveillance. In addition, intelligent building management optimises energy efficiency and ensures efficient operation of all technologies.

The building is located close to the Prague city centre near the Anděl metro station (line B) and also at the transport hub between the Prague ring road tunnels. Excellent transport accessibility is ensured by several bus and tram stops right next to the building.

Services: 110,- CZK/sqm/month.

Parking: 120 EUR/month.