



Rent of an office, 516 sqm, Prague 5 - Jinonice



🏠 516 m² 📄 Kačírková, Praha 5 - Jinonice 🏢 391 CZK 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	WD-1	Price	391 CZK per m2 / month + VAT + fees
Address	Kačírková, Praha 5 - Jinonice	Type	Offices
Usable area	516 m²	Parking	Yes
Office area	516 m²	Low energy	No
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	No	Garage	Yes
Lift	Yes	Year of construction	2018

About real estate

We offer for rent an office unit in a new modern and timeless class A office building in a new project near the Jinonice metro station. The office has an area of 516 m².

The project offers the highest possible standard due to the type of materials used, the quality of processing of all interior elements and the use of the most efficient technologies with an impact on the efficiency and environmental friendliness of operation. The project has been awarded LEED Gold green pre-certification.

The building has been designed in the most efficient way possible to prepare for each individual tenant these spaces exactly according to their requirements, whether in the form of open offices or, on the contrary, in the form of separate segregated units. The floor plan of a typical floor is very efficient with the possibility of dividing the space into smaller units and allows for the implementation of the latest trends in office layout and requirements for the integration of non-work and relaxation zones.

There are dedicated spaces for commercial units in the building so as to provide sufficient amenities for office users and residential residents. The spectrum of shops and services can include a supermarket, restaurants, cafes, pharmacy, florist, dry cleaner, etc.

The building is further equipped with:

- Parking in the garage.
- 6 personal high-speed elevators and 1 separate elevator between the garage and the reception.
- Card entry system
- Representative 24/7 reception
- Security camera system

The Galerie Butovice shopping centre is a short distance from the complex and offers other shops, services and restaurants. The Smichov Anděl area, where one of Prague's most successful shopping centres, Nový Smíchov, is located, including two cinema multiplexes and a plethora of dining and accommodation options, is within an accessible 3 metro stops away.

Thanks to its location in the wider centre of Prague, the area is easily accessible by all means of transport and, in addition to car transport, it can be conveniently connected by metro, bus and train. Václav Havel International Airport is a 15-minute drive away.

The energy performance class G is listed only temporarily due to the fulfillment of legal requirements, the certificate is commissioned for development.