



🏠 253 m<sup>2</sup> 📄 Chrudimská, Praha 3 🗄️ on request



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |         |                   |
|------------------------------------|-----------------------------------|---------|-------------------|
| Order number                       | <b>N7210</b>                      | Price   | <b>on request</b> |
| Address                            | <b>Chrudimská, Praha 3</b>        | Type    | <b>Offices</b>    |
| Usable area                        | <b>253 m<sup>2</sup></b>          | Parking | <b>Yes</b>        |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor   | <b>3rd floor</b>  |
| Date to move in                    | <b>1. 1. 2025</b>                 |         |                   |

## About real estate

We offer for rent office space near Flora metro station, on the site of a former electrical engineering plant in Královské Vinohrady. The project includes 54 residential units, 12,260 sqm of non-residential space, where 7,800 sqm is used for administrative purposes, retail and relaxation and the remaining area is used for 163 parking spaces in the underground car park. There are multiple units available in the complex.

The building offers reception, 24/7 security, EPS, CCTV, chip entry, hot and cold water supply, central heating and en-suite facilities. The non-residential space can be divided into two categories according to the nature of the environment, either in a historic Art Nouveau villa or areas in a modern building with a structural system of columns and ceilings allowing for open space or split rooms.

Rich amenities complement the services of the entire building - a pediatric doctor's office and dental hygiene, a branch of the Czech Post, fitness, hairdresser, restaurant, sports equipment rental, etc. A great advantage of the location of the place is transport accessibility. Pedestrians can use the Flora metro station 250 m away along with the public transport station on Vinohradská street. Tram and bus stops are in the immediate vicinity of the building.

The amount of rent on request.

The premises are available immediately.

The amount of the deposit will be determined according to the chosen operation. For non-residential premises, the amount of deposits is set at 130,- CZK/sqm/month, including deposits for own energy consumption, with annual billing.