



🏠 516 m<sup>2</sup> 📄 Kačírková, Praha 5 - Jinonice 🏢 16 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>WD-1</b>	Price	<b>16 EUR per m2 / month + VAT + fees</b>
Address	<b>Kačírková, Praha 5 - Jinonice</b>	Type	<b>Offices</b>
Usable area	<b>516 m<sup>2</sup></b>	Parking	<b>Yes</b>
Office area	<b>516 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Device	<b>No</b>
Garage	<b>Yes</b>	Lift	<b>Yes</b>
Year of construction	<b>2018</b>		

## 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 m<sup>2</sup>.

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.