



350 m<sup>2</sup> Radlická, Praha 5 - Radlice 14 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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COMMERCIAL LEASE SPECIALIST

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Order number	<b>KOT-2</b>	Price	<b>14 EUR per m<sup>2</sup> / month + VAT + fees</b>
Address	<b>Radlická, Praha 5 - Radlice</b>	Type	<b>Offices</b>
Usable area	<b>350 m<sup>2</sup></b>	Parking	<b>Yes</b>
Built up area	<b>2 063 m<sup>2</sup></b>	Office area	<b>350 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>3rd floor</b>
Device	<b>No</b>	Lift	<b>Yes</b>
Year of construction	<b>2016</b>	Date to move in	<b>15. 2. 2023</b>

## **About real estate**

We offer for rent an office unit of 350 sqm in a unique office project Kotelna II, located in Radlice.

The project is sensitively integrated into the Radlice Valley and offers a total of 12,000 sqm of office space. It has been designed by Chapman Taylor architects and will provide tenants with the highest standards of office space. Each floor has its own terrace and all tenants can also use the extensive garden for relaxation. Access to the building will be provided 24/7. The building has four lifts. The building has an underground car park where charging stations for electric vehicles are available.

Accessibility is provided by both metro and bus lines and there is also a train station Prague -Jinonice.

The project is located in the developing area of Prague 5 , Jinonice which is becoming a popular location for foreign companies.

The order	Floor	Usable area	Parking	Price
KOT-1	3rd floor	300 m <sup>2</sup>	Yes	355 CZK
KOT-2	3rd floor	350 m <sup>2</sup>	Yes	355 CZK