



300 m<sup>2</sup> Radlická, Praha 5 - Radlice 14 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>KOT-1</b>                       | Price           | <b>14 EUR per m2 / month + VAT + fees</b> |
| Address                            | <b>Radlická, Praha 5 - Radlice</b> | Type            | <b>Offices</b>                            |
| Usable area                        | <b>300 m<sup>2</sup></b>           | Parking         | <b>Yes</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 300 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     | 350 CZK |
| KOT-2     | 3rd floor | 350 m <sup>2</sup> | Yes     | 350 CZK |