



🏠 70 m<sup>2</sup> 📄 Kladno, Rozdělov, Central Bohemia 🏠 15 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

|                 |  |                                    |   |
|-----------------|--|------------------------------------|---|
| Order number    | <b>N7931</b>                             | Price                              | <b>15 EUR per m2 / month + services</b> |
| Address         | <b>Kladno, Rozdělov, Central Bohemia</b> | Type                               | <b>Bussiness Units</b>                  |
| Usable area     | <b>70 m<sup>2</sup></b>                  | Parking                            | <b>No</b>                               |
| Low energy      | <b>Yes</b>                               | Energy performance of the building | <b>A - Extremely economical</b>         |
| Floor           | <b>ground floor</b>                      | Number of floors                   | <b>5</b>                                |
| Date to move in | <b>4. 4. 2026</b>                        |                                    |   |

## About real estate

We offer for rent commercial space with an area of 70.26 m<sup>2</sup> as part of the ambitious low-energy project Nová Cihelna, located in the promising Kladno district of Rozdělov. This modern development combines cutting-edge technology and an emphasis on environmental sustainability with timeless architecture, while offering its users close contact with the surrounding greenery and community spaces.

The retail space itself is located on the first floor of the new building and is offered in a "shell & core" condition, allowing the future tenant to design the interior exactly according to their own ideas. Thanks to its attractive location and generously designed glass windows, the unit guarantees excellent visibility and plenty of natural light.

The business potential of this location is enhanced by the presence of 104 residential units directly in the complex, which represents an immediate base of hundreds of affluent customers from among the residents for a commercial establishment. The comfortable facilities of the project are further enhanced by a 1,000 m<sup>2</sup> landscaped garden, designed as a place for meeting and relaxation, complete with a children's playground and outdoor fitness area. This added value increases the attractiveness of the location not only for living, but also for visiting commercial premises.

The Kladno - Rozdělov location excels in its excellent transport links to the capital - whether it's a 20-minute drive on the D6 motorway to Zličín in Prague, or direct bus and train connections, including the planned express train. The immediate vicinity offers a complete infrastructure, including schools, a hospital, and shopping centers. The combination of the city's dynamic development with its proximity to nature and sports facilities makes Nová Cihelna an ideal location for companies looking for representative premises in an environment where modern business naturally blends with an active lifestyle.

| The order | Floor        | Usable area        | Parking  | Price         |
|-----------|--------------|--------------------|----------|---------------|
| N7927     | ground floor | 82 m <sup>2</sup>  | No       | 366 CZK       |
| N7929     | ground floor | 45 m <sup>2</sup>  | No       | 366 CZK       |
| N7930     | ground floor | 159 m <sup>2</sup> | No       | 366 CZK       |
| N7931     | ground floor | 70 m <sup>2</sup>  | No       | 366 CZK       |
| N7932     | ground floor | 46 m <sup>2</sup>  | No       | 366 CZK       |
| NC-A111   | ground floor | 62 m <sup>2</sup>  | Yes      | 7 777 600 CZK |
| NC-A112   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 681 793 CZK |
| NC-A113   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 837 700 CZK |
| NC-A114   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A121   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A122   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A123   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A124   | 1st floor    | 61 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A131   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A132   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A133   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | 9 449 570 CZK |
| NC-A134   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A141   | 3rd floor    | 114 m <sup>2</sup> | Yes (1x) | SOLD          |
| NC-A142   | 3rd floor    | 65 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A211   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A212   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 989 020 CZK |
| NC-A213   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A214   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A221   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A222   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A223   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A224   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A231   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A232   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |

| The order | Floor        | Usable area        | Parking  | Price         |
|-----------|--------------|--------------------|----------|---------------|
| NC-A233   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A234   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A311   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A312   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A313   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A314   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A321   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A322   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A323   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A324   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A331   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A332   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A333   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-A334   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B111   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B112   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | RESERVED      |
| NC-B113   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B114   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B121   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B122   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B123   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B124   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B131   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B132   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B133   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B134   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD          |
| NC-B141   | 3rd floor    | 114 m <sup>2</sup> | Yes (1x) | SOLD          |
| NC-B142   | 3rd floor    | 65 m <sup>2</sup>  | Yes (1x) | 7 990 000 CZK |
| NC-B211   | ground floor | 62 m <sup>2</sup>  | Yes (1x) | RESERVED      |
| NC-B212   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | 8 691 360 CZK |

| The order | Floor        | Usable area        | Parking  | Price          |
|-----------|--------------|--------------------|----------|----------------|
| NC-B213   | ground floor | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B214   | ground floor | 35 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B221   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B222   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B223   | 1st floor    | 73 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B224   | 1st floor    | 62 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B231   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B232   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B233   | 2nd floor    | 82 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-B234   | 2nd floor    | 53 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C101   | ground floor | 70 m <sup>2</sup>  | No       | 5 951 020 CZK  |
| NC-C102   | ground floor | 46 m <sup>2</sup>  | No       | 4 196 120 CZK  |
| NC-C103   | ground floor | 82 m <sup>2</sup>  | No       | 7 319 360 CZK  |
| NC-C104   | ground floor | 82 m <sup>2</sup>  | No       | 7 339 830 CZK  |
| NC-C105   | ground floor | 45 m <sup>2</sup>  | No       | 4 164 840 CZK  |
| NC-C106   | ground floor | 159 m <sup>2</sup> | No       | 12 913 830 CZK |
| NC-C107   | ground floor | 22 m <sup>2</sup>  | No       | RESERVED       |
| NC-C201   | 1st floor    | 71 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C202   | 1st floor    | 35 m <sup>2</sup>  | No       | SOLD           |
| NC-C203   | 1st floor    | 59 m <sup>2</sup>  | Yes (1x) | 6 900 930 CZK  |
| NC-C204   | 1st floor    | 37 m <sup>2</sup>  | No       | SOLD           |
| NC-C205   | 1st floor    | 37 m <sup>2</sup>  | No       | 4 821 440 CZK  |
| NC-C206   | 1st floor    | 68 m <sup>2</sup>  | Yes (1x) | 7 822 930 CZK  |
| NC-C207   | 1st floor    | 68 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C208   | 1st floor    | 37 m <sup>2</sup>  | No       | 4 823 620 CZK  |
| NC-C209   | 1st floor    | 37 m <sup>2</sup>  | No       | RESERVED       |
| NC-C210   | 1st floor    | 59 m <sup>2</sup>  | Yes (1x) | SOLD           |
| NC-C211   | 1st floor    | 35 m <sup>2</sup>  | No       | SOLD           |
| NC-C212   | 1st floor    | 71 m <sup>2</sup>  | Yes (1x) | 8 115 250 CZK  |
| NC-C301   | 2nd floor    | 71 m <sup>2</sup>  | Yes (1x) | 8 339 650 CZK  |

| The order | Floor     | Usable area       | Parking  | Price          |
|-----------|-----------|-------------------|----------|----------------|
| NC-C302   | 2nd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C303   | 2nd floor | 59 m <sup>2</sup> | Yes (1x) | 7 068 460 CZK  |
| NC-C304   | 2nd floor | 37 m <sup>2</sup> | No       | 4 995 240 CZK  |
| NC-C305   | 2nd floor | 37 m <sup>2</sup> | No       | 5 005 450 CZK  |
| NC-C306   | 2nd floor | 68 m <sup>2</sup> | Yes      | 8 064 140 CZK  |
| NC-C307   | 2nd floor | 68 m <sup>2</sup> | Yes (1x) | 8 062 330 CZK  |
| NC-C308   | 2nd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C309   | 2nd floor | 37 m <sup>2</sup> | No       | 4 995 240 CZK  |
| NC-C310   | 2nd floor | 59 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C311   | 2nd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C312   | 2nd floor | 71 m <sup>2</sup> | Yes (1x) | 8 364 670 CZK  |
| NC-C401   | 3rd floor | 71 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C402   | 3rd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C403   | 3rd floor | 59 m <sup>2</sup> | Yes (1x) | 7 236 970 CZK  |
| NC-C404   | 3rd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C405   | 3rd floor | 37 m <sup>2</sup> | No       | RESERVED       |
| NC-C406   | 3rd floor | 68 m <sup>2</sup> | Yes (1x) | 8 206 870 CZK  |
| NC-C407   | 3rd floor | 68 m <sup>2</sup> | Yes (1x) | 8 206 870 CZK  |
| NC-C408   | 3rd floor | 37 m <sup>2</sup> | No       | SOLD           |
| NC-C409   | 3rd floor | 37 m <sup>2</sup> | No       | 5 073 800 CZK  |
| NC-C410   | 3rd floor | 59 m <sup>2</sup> | Yes (1x) | 7 258 260 CZK  |
| NC-C411   | 3rd floor | 35 m <sup>2</sup> | No       | SOLD           |
| NC-C412   | 3rd floor | 71 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C501   | 4th floor | 98 m <sup>2</sup> | Yes (1x) | 11 624 320 CZK |
| NC-C502   | 4th floor | 97 m <sup>2</sup> | Yes (1x) | SOLD           |
| NC-C503   | 4th floor | 33 m <sup>2</sup> | Yes (1x) | RESERVED       |
| NC-C504   | 4th floor | 33 m <sup>2</sup> | No       | SOLD           |