



## Rent of an office unit, 388 sqm, Prague 5 - Smíchov



🏠 388 m<sup>2</sup> 📖 Plzeňská, Praha 5 - Motol 💰 415 CZK per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>GREEN-1</b>	Price	<b>415 CZK per m<sup>2</sup> / month</b>
Address	<b>Plzeňská, Praha 5 - Motol</b>	Type	<b>Offices</b>
Usable area	<b>388 m<sup>2</sup></b>	Parking	<b>87</b>
Built up area	<b>1 308 m<sup>2</sup></b>	Area of non-residential premises	<b>388 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>B - Very economical</b>
Floor	<b>6th floor</b>	Device	<b>No</b>
Garage	<b>Yes</b>	Lift	<b>Yes</b>
Year of construction	<b>2019</b>	Date to move in	<b>14. 2. 2023</b>

## About real estate

We offer for rent an office unit in the project of an administrative building in Plzeňská Street, approx. 400 m from the metro station B – Anděl. The building has eight floors above ground and three underground floors with a total leasable office area of 7,515 sqm. The project offers flexible modern office space, equipped with the latest technologies, which are combined with original architecture, a reception with 24/7 security and an inner atrium with living greenery. There is 87 parking spaces in the basement of the building.

A typical floor has about 960 sqm.

The building is designed to be energy efficient and aims at BREAM Excellent certification.

High building standards:

Central ventilation system

Double floor for cabling

Ceiling with LED lighting

Office divisibility module min. 1.4–2.0 m

Low-energy air conditioning, ventilation and heating systems with heat recovery and cooling

Induction beams with fresh air, cooling and heat distribution

Shading on exposed facades

Powerful lighting with low energy consumption

Elevators with electricity recovery

EPS system, sprinklers

Anděl has been one of the most popular parts of the city in recent years. In the developing center of Smíchov, there are excellent civic amenities, restaurants, cafes, shops, leisure activities and at the same time urban greenery. The location offers great transport accessibility, by car and public transport you are in the center in 10 minutes.