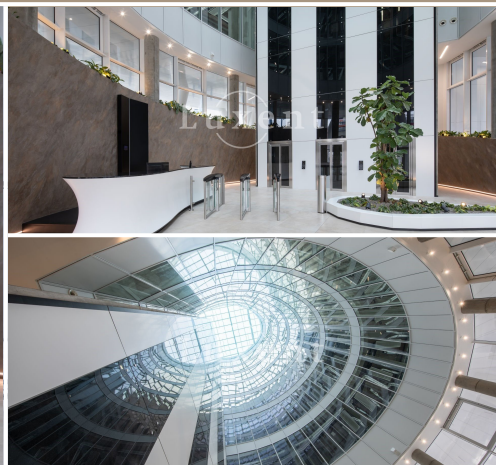




Rent of an office unit, 985 sqm, Prague 5 - Smíchov



🏠 985 m² 📖 Plzeňská, Praha 5 - Motol 💰 417 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	GREEN-3	Price	417 CZK per m2 / month
Address	Plzeňská, Praha 5 - Motol	Type	Offices
Usable area	985 m²	Parking	87
Area of non-residential premises	985 m²	Low energy	No
Energy performance of the building	B - Very economical	Floor	5th floor
Device	No	Garage	Yes
Lift	Yes	Year of construction	2019
Date to move in	14. 2. 2023		

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.

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.