



1 000 m<sup>2</sup> Radlická, Praha 5 - Radlice 14 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7913</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>1 000 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 with an area of 1,000 m<sup>2</sup> in the unique Kotelna II office project, located in the attractive Prague 5 - Jinonice district.

The project is sensitively set in the Radlické Valley and was designed to make maximum use of the surrounding greenery that permeates the entire complex. The dominant feature of the space behind the building is a large, carefully landscaped garden with WiFi coverage, designed for relaxation and informal work meetings. The natural slope of the terrain has made it possible to create a building with open views and plenty of natural light throughout the day.

The building offers almost 12,000 m<sup>2</sup> of modern office space spread over six floors. Each floor has its own terrace with panoramic views of Prague. The northeast facade facing the street is fully glazed, ensuring maximum daylight without unwanted solar gains. The south and west sides of the building offer views of the surrounding greenery.

The project emphasizes environmental friendliness, low energy consumption, and an airy, comfortable interior. High-quality materials and modern design meeting the highest standards of contemporary office buildings are a matter of course.

Building amenities and services: 24/7 security reception, canteen, bicycle storage, showers, outdoor fitness area, laundry boxes, and underground parking including charging stations for electric cars.

Transport accessibility is excellent - a metro station, bus lines, and the Praha-Jinonice train station are all within walking distance.

The project is located in the dynamically developing part of Prague 5 - Jinonice, which is becoming a sought-after location for the headquarters of Czech and foreign companies and offers an ideal combination of modern administrative infrastructure and a pleasant working environment.

The order	Floor	Usable area	Parking	Price
N7913	3rd floor	1 000 m <sup>2</sup>	Yes	340 CZK