



🏠 294 m<sup>2</sup> 📄 Nádražní, Praha 5 - Smíchov 🏠 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                    |         |   |
|------------------------------------|------------------------------------|---------|---|
| Order number                       | <b>N7979</b>                       | Price   | <b>17 EUR per m2 / month + services + VAT</b> |
| Address                            | <b>Nádražní, Praha 5 - Smíchov</b> | Type    | <b>Offices</b>                                |
| Usable area                        | <b>294 m<sup>2</sup></b>           | Parking | <b>No</b>                                     |
| Energy performance of the building | <b>G - Extremely uneconomical</b>  | Floor   | <b>2nd floor</b>                              |
| Device                             | <b>Partly</b>                      | Lift    | <b>Yes</b>                                    |
| Date to move in                    | <b>1. 1. 2025</b>                  |         |   |

## About real estate

We offer for lease office space with a total area of 539 m<sup>2</sup> in the modern administrative complex Factory Office Center, which thoughtfully combines contemporary office requirements with the authentic industrial architecture of Smíchov. The project was created through the revitalization of the former Radlické mlékárny site and today represents a unique blend of historical character and modern technologies, creating an inspiring and prestigious business environment.

The complex is located in a strategic area of Prague 5, directly above the entrance to Smíchovské nádraží metro station (Line B), opposite the Smíchovské nádraží railway station, and within walking distance of Anděl metro station. The location offers excellent accessibility by both public and suburban transport, as well as direct connections to the South Connecting Road (Jižní spojka), ensuring convenient access for employees, clients, and visitors alike.

The building itself features a wide range of modern technologies and services, including a central reception, 24/7 security, magnetic card access, air conditioning, raised floors, openable windows with electric blinds, and full barrier-free access. Tenants also benefit from an on-site gym, ample parking, and flexible space layouts tailored to their needs. A notable feature of the building is its terraces with beautiful views. Additional office units are available within the building, up to a total size of 1,128 m<sup>2</sup>. The building has an energy efficiency rating of class A.

The surrounding area provides full amenities, including restaurants, cafés, shops, sports facilities, and a swimming pool. All services are also available at the nearby Nový Smíchov shopping center.