

# Kotelna Park Phase II

Kotelna Park



## Description

The new phase of Kotelna Park will integrate sensitively into the Radlické valley and will offer almost 12,000 m<sup>2</sup> of new space. Originating from the award winning practice of Chapman Taylor architects the project will offer tenants the highest standards of modern office space. Spacious floor plates with extensive views across Prague are designed to be as flexible as possible. Each floor will have its own unique terrace and all occupiers will be able to use and enjoy the large garden area for events, sports or just relaxation. Two underground levels will provide ample parking places for both tenants and visitors.

15000 Prague, Radlická

Office Rental Fee (m<sup>2</sup> / month)

**14.5 - 15.5 €/m<sup>2</sup> + VAT**

Service Charge: -

Available Office Space :

**12.000 m<sup>2</sup>**

Min. Office Space for Rent: 200 m<sup>2</sup>

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### From Owner



**Zuzana Čiháková**

Red group, s.r.o.

+725 786 581

+420 72 578 6581



[Mail me](#)



**Jana Horvátová**

Red group, s.r.o.

+420 73 149 0600

+420 72 578 6581



[Mail me](#)

## Spatial Data

**Office Building Category:** A category

**Building Status:** Construction Ongoing

**Office Space in Total :** 12000 m<sup>2</sup>

**Available Office Space :** 12.000 m<sup>2</sup>

**Rentable Offices :** 1920 m<sup>2</sup>

[Open Per-Level Office Space »](#)

**Min. Office Space for Rent :** 200 m<sup>2</sup>

**Add-on Factor:** -

**Occupancy Rate:** -

## Financial Information

**Office Rental Fee:** 14.5 - 15.5 €/m<sup>2</sup>/month + VAT

**Service Charge:** -

**Min. Rental Period:** 60 month

**Financial Guarantee:** 3 month

[Rent Calculator »](#)

## Parking

Type of Parking	Spaces	Parking Fee
Surface Parking	13 slots	CZK 3,000 + VAT
Underground	141 slots	CZK 3,000 + VAT

## Additional Info

**Year of Construction:** March 1, 2020

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**Year of Renovation:** -

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**Tenants:** -

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## Services

- ✓ Bike parking place
- ✓ Locker room including showers
- ✓ Cafe
- ✓ Parking for guests
- ✓ Public Parking
- ✓ Canteen
- ✓ Showers
- ✓ Public transport
- ✓ Courier Services
- ✓ Storage space in garage

## Specifications

### Technical details

- ✓ Closed Circuit Television (CCTV)
- ✓ Central heating
- ✓ Raised floors
- ✓ Sound-proof
- ✓ Storage areas on the underground level
- ✓ Fibre optics
- ✓ Access control
- ✓ Carpeting
- ✓ Smoke/heat detectors
- ✓ Sprinklers
- ✓ Attractive design of common areas
- ✓ HVAC
- ✓ Building Management System (BMS)
- ✓ Suspended ceiling

### Meters

- ✓ Individual energy consumption meters

### Windows

- ✓ Openable windows
- ✓ Uniform windows blinds
- ✓ Tilt windows

Building provided services

- ✓ 24-hour security
- ✓ Security
- ✓ Accessibility for disabled people
- ✓ Reception desk
- ✓ Fully equipped kitchen annexes
- ✓ Real estate administration and management
- ✓ Lift maintenance
- ✓ Gardening services
- ✓ Snow removal
- ✓ Cleaning windows on the outside

Lift

- ✓ High-speed lifts