

## Factory Office Centre

Nádražní 32, Praha 5



Price

**from 14.90 Eur/m<sup>2</sup>**

Offer type

**lease , sublease**

Unit area

**409 - 1 566 m<sup>2</sup>**

Total available area

**5 088 m<sup>2</sup>**

## Description

The Factory Office Center office building represents a combination of modern office space and respect for the traditional industrial development of Smíchov. The great advantage of the area is its excellent

and variable accessibility. In addition to the access road to the South Junction, there are a number of options for public transport and suburban transport. The complex of office buildings is located above the entrance to the B-Smíchovské nádraží metro station, directly opposite the Smíchovské nádraží station, and is connected to the Anděl metro station. FOC symbolizes the last stage in the transformation of the former industrial area of Radlické mlékárny into an attractive administrative unit, located in the wider centre of Prague.

## Parameters

Number of floors above ground	7
Total available area	5 088 m <sup>2</sup>
Parking place	100 EUR
Building approval	2020
Energy efficiency	A
Quality	A

## Equipment and services

Air conditioning	✓
Správa budovy v objektu	
Carpets	
Conference room	
PC/data network	
Double floor	✓
Fire alarm	
Internal blinds	
Kitchen	
Lift	✓
Lowered ceiling	✓
Magnetic card entry	✓

Openable windows	✓
Optical cable	
Parking	✓
Telephone network/lines	
Recepce	✓
Restaurant/canteen	✓
Security	✓
Smoke detector	✓
Sprinklers	✓
Terraces	
Private toilet	

## Available variants

14.90 - 15.50 Eur/m <sup>2</sup>	lease 409 m <sup>2</sup>	5 <sup>th</sup> floor
14.90 - 15.50 Eur/m <sup>2</sup>	lease 422 m <sup>2</sup>	1 <sup>st</sup> floor
11.00 Eur/m <sup>2</sup>	sublease 1 038 m <sup>2</sup>	7 <sup>th</sup> floor
11.00 Eur/m <sup>2</sup>	sublease 1 566 m <sup>2</sup>	2 <sup>nd</sup> floor
11.00 Eur/m <sup>2</sup>	sublease 535 m <sup>2</sup>	3 <sup>rd</sup> floor
11.00 Eur/m <sup>2</sup>	sublease 1 118 m <sup>2</sup>	6 <sup>th</sup> floor

Contact the broker



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