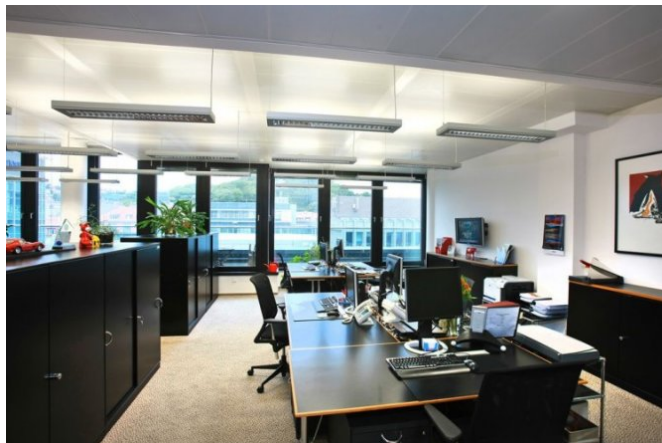


## Karla Engliš 4

Karla Engliš 3219/4, Praha 5



Price

**from 15.25 Eur/m<sup>2</sup>**

Offer type

**lease**

Unit area

**245 - 411 m<sup>2</sup>**

Total available area

**918 m<sup>2</sup>**

### Description

An office centre with a high standard and a representative lobby - this is the building of Karel Engliš 4. The modern office building is located in the prestigious Anděl location. The building is located on the

corner of Karla Engliša and Radlická streets in Prague 5 - Smíchov. Anděl metro station (line B) is nearby. Excellent accessibility by car along the inner Prague ring road. The project includes underground parking spaces. The building offers a flexible division of office space. In the vicinity there is a shopping centre OC Nový Smíchov and a large number of shops and restaurants.

## Parameters

Number of floors above ground	6
Total available area	918 m <sup>2</sup>
Parking place	130 EUR
Building approval	2020
Energy efficiency	C
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

15.25 - 15.95 Eur/m <sup>2</sup>	lease 262 m <sup>2</sup>	2 <sup>nd</sup> floor
15.25 - 15.95 Eur/m <sup>2</sup>	lease 245 m <sup>2</sup>	1 <sup>st</sup> floor
15.25 - 15.95 Eur/m <sup>2</sup>	lease 411 m <sup>2</sup>	2 <sup>nd</sup> floor

## Contact the broker



Jan Novák  
+420 222 242 342  
[info@officeportal.cz](mailto:info@officeportal.cz)

Portal Jungle s.r.o., Václavské náměstí 841/3, 110 00 Praha 1, IČ: 0763750, DIČ: CZ07613750

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