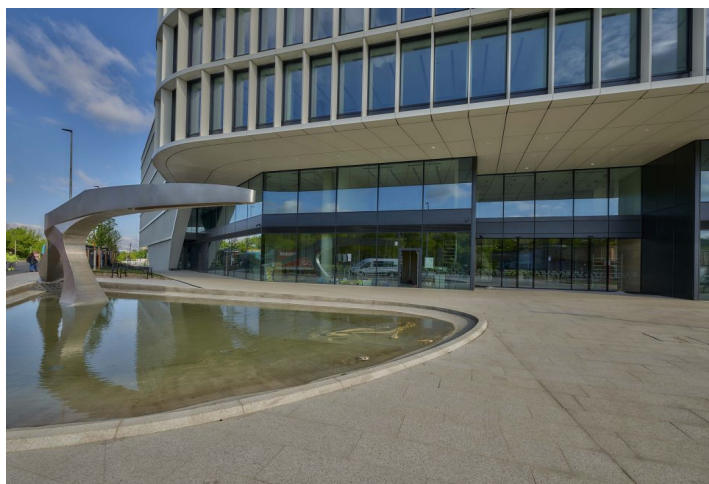




## Retail space

Prague 4, Chodov, Tomíčková

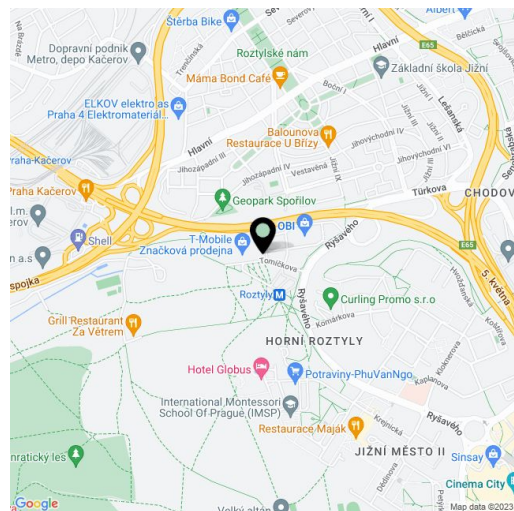
Ask for price





Prague 4, Chodov, Tomičkova

Available area	110 m <sup>2</sup>
Parking	EUR 125 / pp / month
PENB	A
Reference number	41455



Retail space for lease in a new complex with a unique style designed by Afarch-Aulík Fišer architects available from Q4 2023. The building's unique feature will be a generous atrium with relaxation zones and water features and a residential rooftop terrace with greenery for tenants to enjoy. The building is planning for BREEAM Excellent certification.

The size of a typical floor will be 3,700 sq. m, office units will be divisible from 300 sq. m. Up to 330 parking spaces and 100 parking spaces in the underground garage will be available to tenants. Charging station for electric vehicles, a bike room with changing rooms and sanitary facilities. The Nové Roztyly nature park will be within walking distance, an ideal spot for rest and relaxation that includes a wide range of sports facilities—a running track, bike paths, tennis courts, and more.

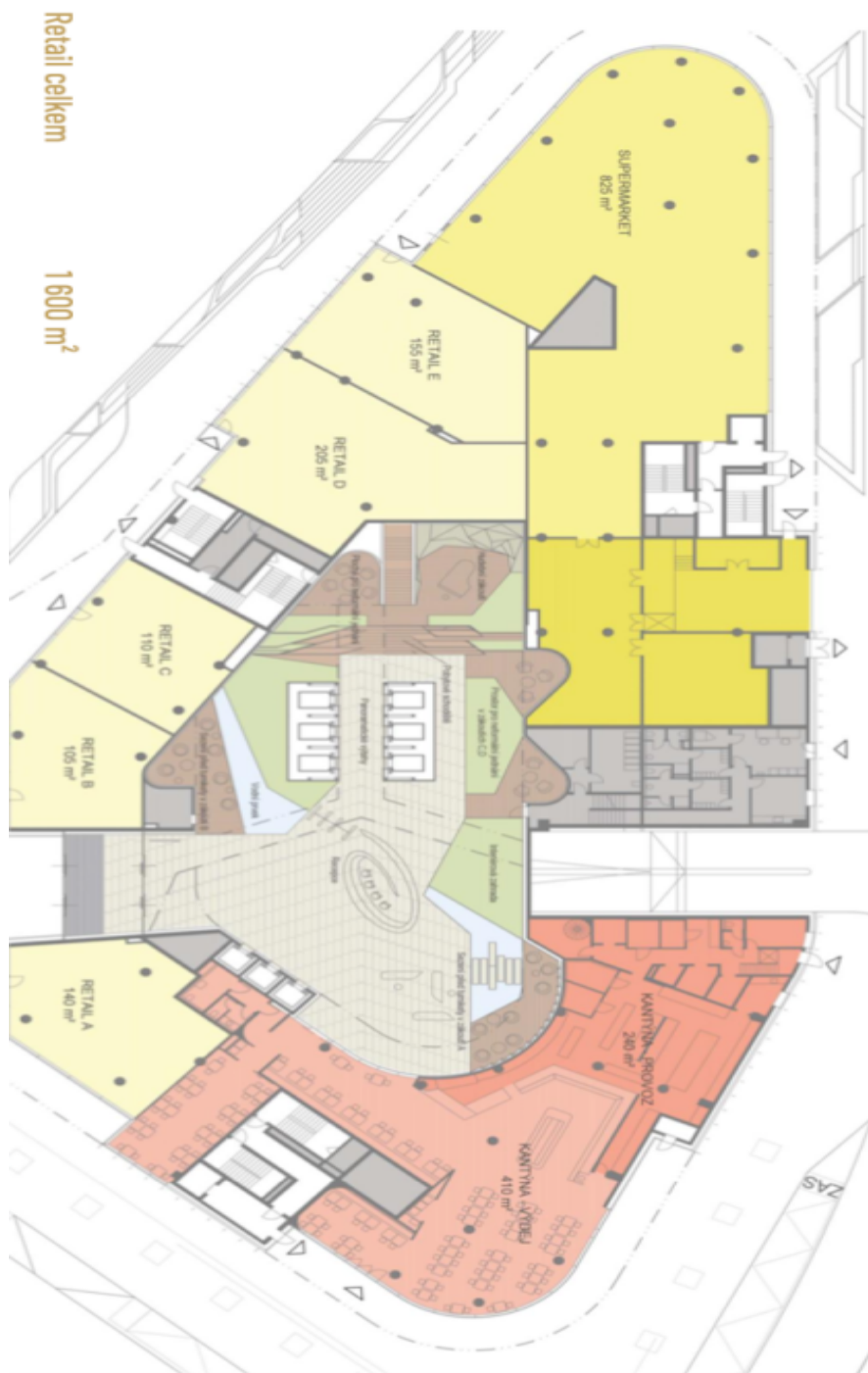
#### Location:

Good accessibility by public transport—right by the Roztyly metro station (line C), a bus terminal for urban and suburban lines, and the bus stops of lines 135, 203, 401, and 911. Easy connection to the D1 highway (direction Brno, Vienna), the Prague Ring Road, the airport, and the D5 highway (direction Germany). Full civic amenities—restaurants, a supermarket, a pharmacy, a cafe, kindergartens and schools—are nearby and the Westfield Chodov shopping center is 1 metro stop away or 5 minutes by car.

#### Features and services:

- Column construction system (minimum office module 2.7 m)
- Clear height of 3 m
- Raised floors fitted with floor boxes
- Glazed facade with shading
- Central ventilation system with a capacity of 50 m<sup>3</sup>/hr/ps
- Ceiling mounted four-pipe fan coils
- Demountable suspended ceiling with recessed LED lighting
- Back-up diesel generator
- Sprinklers
- Fire protection system
- CCTV
- Building management system
- Entry system via turnstiles
- Charging stations for electric vehicles
- Certification - BREEAM Excellent

Rental and service charges listed without VAT. Lessee pays no commission.



# OBCHODNÍ PLOCHY 1. NP