



# Business premises for rent 528 m2, Residence Churchill, Prague 2 - Vinohrady

Dudova 2, Praha, Hlavní město Praha

**316 800 CZK / m<sup>2</sup>/měsíc**

Exclusive retail space with a total area of 528 square meters in shell & core condition is located on the ground floor of a new building (Churchill Residence) in Dudova Street, Prague 2. The client's can finish this space in own individual design. Three entrance doors: one from Italská Street and two at the back, ideal for vans, tropical height 4.2 m, ready for comprehensive ventilation and air conditioning. The building is just completed (Autumn 2020) and is part of Churchill's AAA Class office, which includes 26,400 square meters of office and 3,700 square meters of retail space. It is located just off Winston Churchill Square, opposite the University of Economics (VŠE) on Italská Street and provides high visibility to passing traffic and pedestrians. Right next to the building is the famous Riegrovy Sady Residence with approximately 150 luxury apartments in a gated complex on one side, and Deloitte offices on the other. Public transport stops - bus: Winston Churchill Square [1 min], tram: Husinecká [4 min.], Metro: Hlavní nádraží [5 min.] Parking spaces for rent in the underground garage of the building for CZK 5,000 / month. + VAT. The premises are available during January 2021.

## PRICE

Price Nájmů	316 800 CZK / m <sup>2</sup> /měsíc
Note	+ utilities 30CZK/sqm +DPH
Commission	+ Commissions real estate

## LOCATION

District	Prague
Prague district	Prague 2
Part of city	Vinohrady
Street	Dudova
House number	2585 / 2

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	72618

**Aleš Vládar**

Tel.: +420 777 111 420

E-mail: ales.vladar@homesweethome.cz

Číslo nabídky: 72618

<https://homesweethome.cz/en/real-estate/72618/>

Date	29.01.2024
Available from	29.09.2022
Object kind	Brick
Equipped	No
Usable area m <sup>2</sup>	528
Number of parking places	4
Other	Lift
Building	Other
Year of substantial inspection	2019
Date of moving in	29.09.2022
Number of building floors	7
Number of floor in building	1

## NOTE AREA

Type	Commercial space
Type of house	Storey
Type of areas	Commercial
Condition area	Very good
Waste	Sewerage
Gas	Gas line

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	G - Extremely wasteful
Energy Performance Certificate drawn up in accordance with	78/2013 Sb.