



Prague, 417 sq m of office space for rent with a garden (1,000 sq m), parking, Ke Hrádku Street

Ke hrádku 10, Praha, Hlavní město Praha

230 CZK / m²/měsíc

We are offering for rent prestigious office space in a beautiful two-story family home with a spacious, meticulously maintained garden, located in a quiet part of Prague 4 – Kunratice, on Ke Hrádku Street. The house, with a total usable area of 417 m², is fully equipped with modern furniture and, thanks to its layout, offers an ideal setting for a company headquarters, law firm, consulting firm, or other administrative use. The layout includes: 6 separate offices with built-in closets, one of which has its own bathroom, a spacious conference room, and a representative reception area (originally a living room) with a dining area and a fireplace, 4 bathrooms, a separate laundry room also suitable as a utility area, a gym that can be used as a relaxation zone or archive, a storage room, a wine cellar suitable for storage purposes, a garden shed, and a large garden with an area of approximately 1,000 m², which is regularly maintained. A gas-fired atmospheric boiler provides heating. The property is equipped with internet access, telephone lines, a security system for the entire house, and a satellite dish. The lease includes a single-car garage with a remote-controlled door and two additional parking spaces on the property for a monthly fee. The building has an energy performance certificate with a B rating—a very energy-efficient building. The location offers excellent transportation access and a full range of amenities. Nearby you'll find international schools, medical facilities, a post office, shops, restaurants, and sports centers, including a tennis and squash club. The Kunratice Forest, just a short walk away, provides a pleasant setting for relaxation during the workday. The drive to the center of Prague takes approximately 10–15 minutes. Nearby is also the Chodov Shopping Center, one of the largest shopping centers in the Czech Republic, and the town of Průhonice, which offers a wide range of restaurants, services, sports facilities, and a famous castle park. The property is available immediately and ready to move in.

PRICE

Price lease	230 CZK / m²/měsíc
Note	+ charges for electricity, gas, water for backup and garden savings
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 4
Part of city	Kunratice

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Street	Ke hrádku
House number	1105 / 10

INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	79128
Date	09.06.2026
Available from	09.06.2026
Object kind	Mixed construction
Object placing	Town center
Equipped	No
Built area m^2	208
Usable area m^2	417
Total floor area m^2	417
Number of garages	1
Garden area m^2	1000
Date of moving in	09.06.2026
Number of building floors	2

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very efficient
Energy Performance Certificate drawn up in accordance with	78/2013 Sb.

NOTE OF SPACE

Type	Commercial
Type of house	Multi-story
Type of areas	Offices
Condition of space	Very good
Waste	Sewage
Gas	Gas pipeline

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