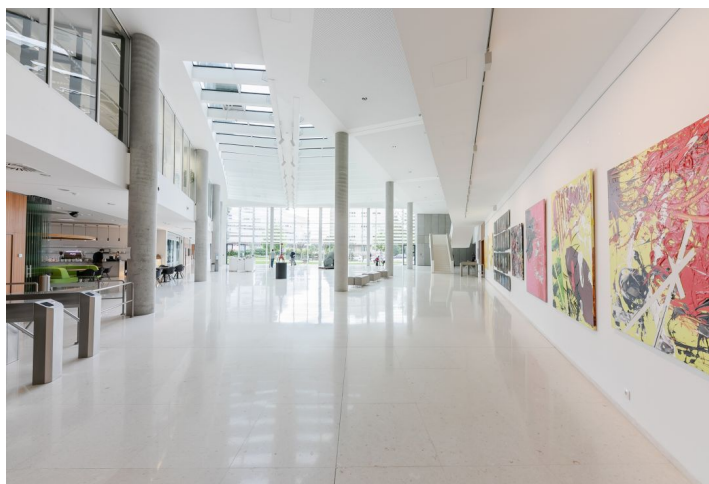




# Office space

Prague 4, Nusle, Pikrtova

Rented





Service price	189 CZK monthly per m <sup>2</sup>
Available area	977 m <sup>2</sup>
Cellar	-
Parking	EUR 120 / ps / month
PENB	G
Reference number	100369

Office space for lease on the 2nd floor in an administrative building. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

**Location:**

Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

**Features and Services:**

- Central reception and 24/7 security service
- Magnetic card-controlled access
- 11 personal lifts (3 of which are for logistical purposes)
- Openable windows / External sun-blinds
- Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
- Individual climate control / Humidity control
- Raised floor including floor cases for electrical installations
- Connection of telephone lines and Internet
- Sophisticated Building Management System
- Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
- Electronic fire signalisation
- Sprinklers in all rental premises
- Camera system monitoring the building and its surroundings
- Bicycle parking with showers and lockers
- Canteen and cafe-restaurant on ground floor
- Retail space on ground floor / Underground storage space / Goods supply

Images might not accurately reflect the current state of the premises.

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

