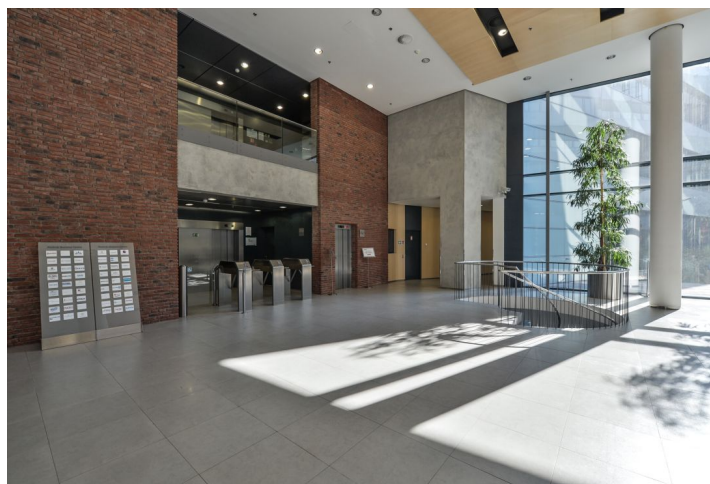
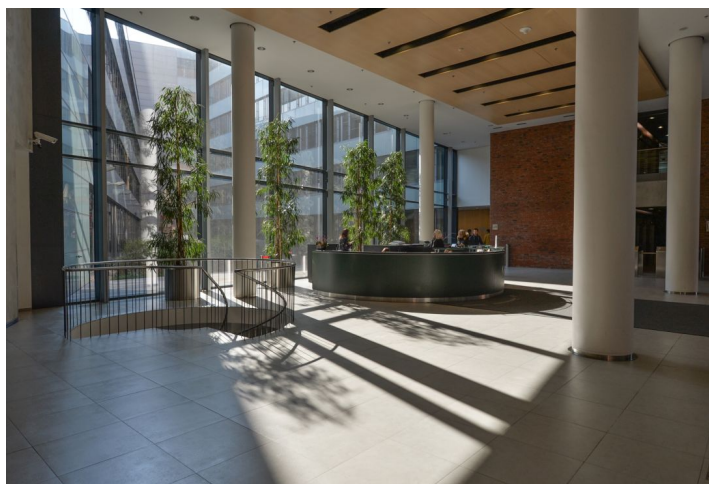




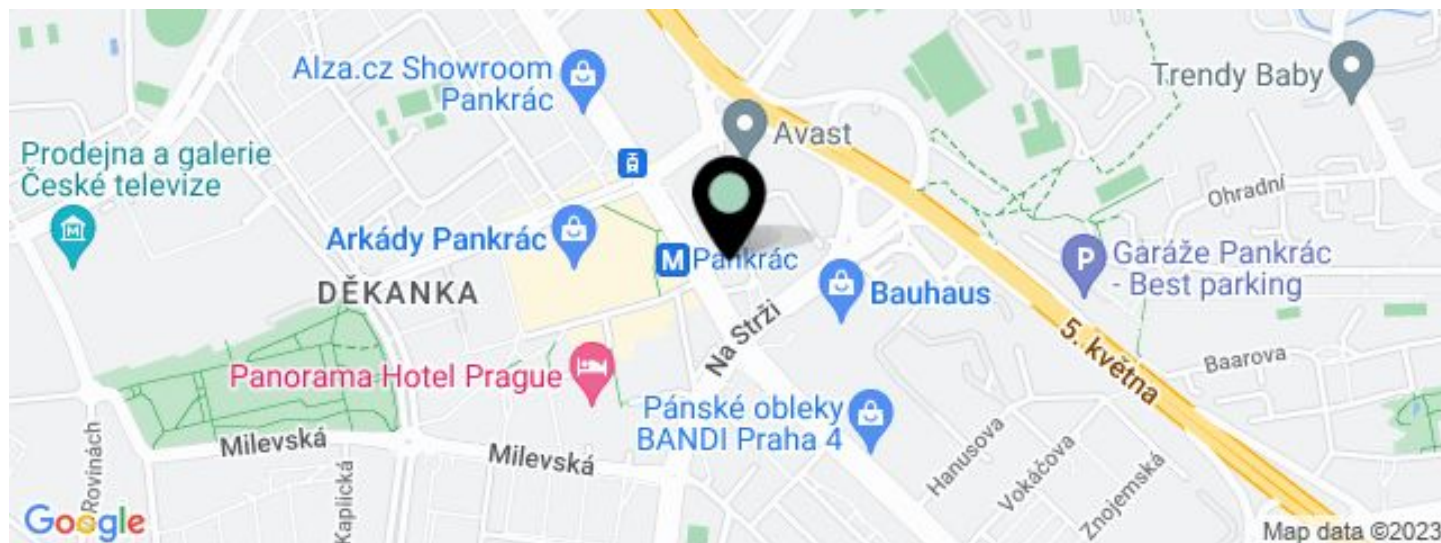
# Office building

3 105 m<sup>2</sup>, Prague 4, Nusle, Na Pankráci

€ 15.50 / m<sup>2</sup> | CZK 391 / m<sup>2</sup>





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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	1 308 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 6th floor	555 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 1st floor	650 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, 1st floor	592 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.50 / m <sup>2</sup>
Office space, ground floor	290 - 585 m <sup>2</sup>	150 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15.50 / m <sup>2</sup>

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Service price	150 CZK monthly per m <sup>2</sup>
Total building area	38 600 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15697

Administrative building situated in a commercial district of Prague 4, Nusle - well served by public transport, adjacent to the Pankrác metro station (line C), with great D1 accessibility. The building offers excellent visibility, top technical specifications, modern and fully flexible office space and services for tenants within building. Building is functionally divided into two sections. Environmentally friendly brick facade increases the insulation of the house and thanks to natural materials it is very airy. As the facade is not fully glazed it minimized noise and heat loss.

**Features and Services:**

- Parking
- Technical background
- Storage in the basement
- Two canteens
- 24/7 reception and security
- Smart card access and
- CCTV
- Certification BREEAM in-Use (2011)
- Suspended ceilings
- Cooling
- Openable windows
- External sunblinds
- Sprinklers

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

