



# Office building

Prague 7, Holešovice, U Uranie

€ 15.52 / m<sup>2</sup> | CZK 390 / m<sup>2</sup>



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Service price	85 CZK monthly per m <sup>2</sup>
Total building area	5 288 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	19647

**Unique project that features a combination of modern office architecture with renovated historic buildings. The primary concept behind the project was to combine industrial architecture from the early 20th century with the most up-to-date technologies, thereby creating a unique, timeless space.**

**Location:**

The project is located in Prague 7, close to the Nádraží Holešovice metro, as well as the Vltavská (line C) and Palmovka (line B) metro stations. Various tram stops (Dělnická, Ortenovo náměstí) are a 3 minutes' walk and provide connections to the building / metro. In the area there are a number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

**Features and Services:**

Representative receptions with 24/7 access  
 Onsite facility management  
 Security 24/7  
 Underground parking  
 Visitor parking  
 Bike racks including showers and changing rooms  
 Central air-conditioning system with possibility of individual regulation  
 Openable windows, internal sun-blinds  
 Raised floors with floor boxes  
 Optical cable connection  
 CCTV, EPS, sprinklers  
 Magnetic card access system  
 Target to reach BREEAM EXCELLENT certification

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