



## Office space

Prague 8, Karlín, Pernerova

€ 17.50 / m<sup>2</sup> | CZK 440 / m<sup>2</sup>



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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 130 CZK monthly per m <sup>2</sup> |
| Available area   | 367 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | EUR 130 / ps / month               |
| PENB             | G                                  |
| Reference number | 22505                              |

**Office space for lease on the 4th floor in a building, which was completed in 2018 and consists of two interconnected buildings.**

The complex is dominated by four publicly accessible themed gardens - north (winter), south (summer), east (spring) and west (autumn). Another interesting feature of the complex is the shape of the building based on four ellipses connected into two wings with a central atrium. This shape responds to the history of the engineering factories of Karlín. The façade represents a "living organism" and is also one of the significant elements. The building was designed by architect David Chisholm of the renowned architectural studio CMC Architects in collaboration with Czech designer and educator Maxim Velčovský, who designed original artworks for the two lobbies and reception areas.

**Features and Services:**

- BREEAM Excellent certification
- Central reception desk
- Openable windows
- Modern technologies - cooling beams for heating and cooling
- Internal sun-blinds and external shading panels
- Double floor including floor boxes for electrical installations
- Sophisticated Building Management System
- Retail space on ground floor, canteen and cafe
- Underground storage space
- Empowerment of GSM signal
- Bicycle parking with showers and lockers
- Underground parking

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

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

