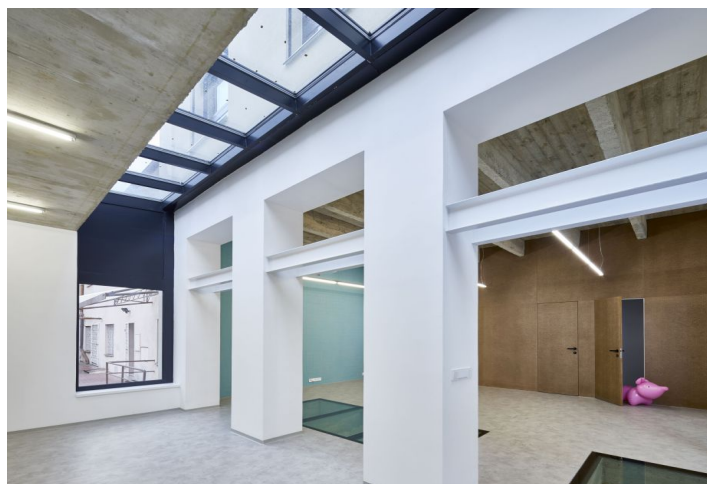




Office building

Prague 4, Nusle, nám. Bratří Synků

Rented





Office building

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Service price	75 CZK monthly per m ²
Total building area	492 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	29383

This factory conversion in Nusle, Prague 4, offers four floors for lease for administrative purposes. It was revitalized, preserving its original chimney stack, by renowned architect Patrick Hoffman, who won the Grand Prix 2013 Architecture Prize. The complex is an attractive blend of authentic industrial architecture and today's high standards for administrative buildings.

The four floors can be used either as a single unit or as separate independent floors. The lower ground floor and ground floor can be used as offices, and the first and second floors, for example, as a studio with the possibility of a rooftop gazebo enclosed around the original brick chimney overlooking the courtyard. The ground floor is illuminated by windows and roof skylights. The floor has different levels, allowing for varied cobbled or grassy terraces – perfect spots for relaxing. Throughout the reconstructed building, high-quality materials and technologies were used—imitation concrete floors (vinyl), aluminum windows, ceramic tiles, recuperation, structured cabling. Energy consumption can be measured independently on each floor. The complex has an elevator.

Location:

Nowadays, the developing urban district of Prague 4 - Nusle offers new opportunities for businesses. In the future, this area, which is within easy reach of the city center, will see a significant change in new development projects and transport links (e.g. the planned metro line D). Convenient accessibility by public transport (tram) and via the D1 highway, with full civic amenities. Paid parking is possible directly on náměstí Bratří Synků Square. Nearby Havlíčkovy Sady Park with the pretty Gröbe Villa, walking paths, pavilions, vineyards, a charming grotto, water features, and more provides a perfect green oasis for rest and relaxation. The park also offers beautiful views of the Vršovice and Nusle districts.

Facilities and services:

- Kitchens by the Leicht brand (3 in total)
- Siemens appliances
- Aluminum windows
- Glass office partitions (39 dB attenuation)
- Hansgrohe and Grohe sanitary ware
- Fameless doors
- Underfloor heating
- Ventilation with recuperation
- Structured cabling
- Electronic security alarm

Rents and fees are listed without VAT. Tenants do not pay a commission.



PŮDORYS 1. P.P.

TABULKA MÍSTNOSTÍ

0.1	chodba	10,5 m ²
0.2	schodiště	8,8 m ²
0.3	zasedací místnost a zázemí	31,4 m ²
0.4ab	předsiňka + toaleta	3,3 m ²
0.4cd	technické místnosti	6,5 m ²
0.5	atelier	44,0 m ²
0.6	atelier	32,6 m ²
0.7	atelier	23,3 m ²
0.8	zasedací místnost	13,0 m ²
0.9	chodba	28,6 m ²
0.10	technická místnost	3,9 m ²
0.11	kuchyňka + zázemí	13,4 m ²
0.12	toalety	7,6 m ²
0.15	technická místnost + úklid + toaleta	7,3 m ²
0.16	výtah	2,7 m ²

celková čistá podlahová plocha

236,9 m²

celková hrubá podlahová plocha

313,3 m²



PŮDORYS 1. N.P.

TABULKA MÍSTNOSTÍ

1.1	chodba	11,1 m ²
1.2	schodiště	9,8 m ²
1.3	zasedací místnost - recepce	37,7 m ²
1.4a,b	předsíňka + toaleta	3,1 m ²
1.4c,d	technické místnosti	7,6 m ²
1.5	kancelář	25,7 m ²
1.6	kancelář	36,8 m ²
1.7	kuchyně	5,9 m ²
1.8	chodba	5,1 m ²
1.9	technická místnost	1,9 m ²
1.10	toaleta	1,4 m ²
1.11	předsíňka	1,6 m ²
1.14	výťah	2,5 m ²

celková čistá podlahová plocha

152,4 m²

celková hrubá podlahová plocha

192,4 m²

1.12	dvorek	77,0 m ²
1.13	lávka	19,0 m ²
celková plocha exteriérová		96,0 m ²

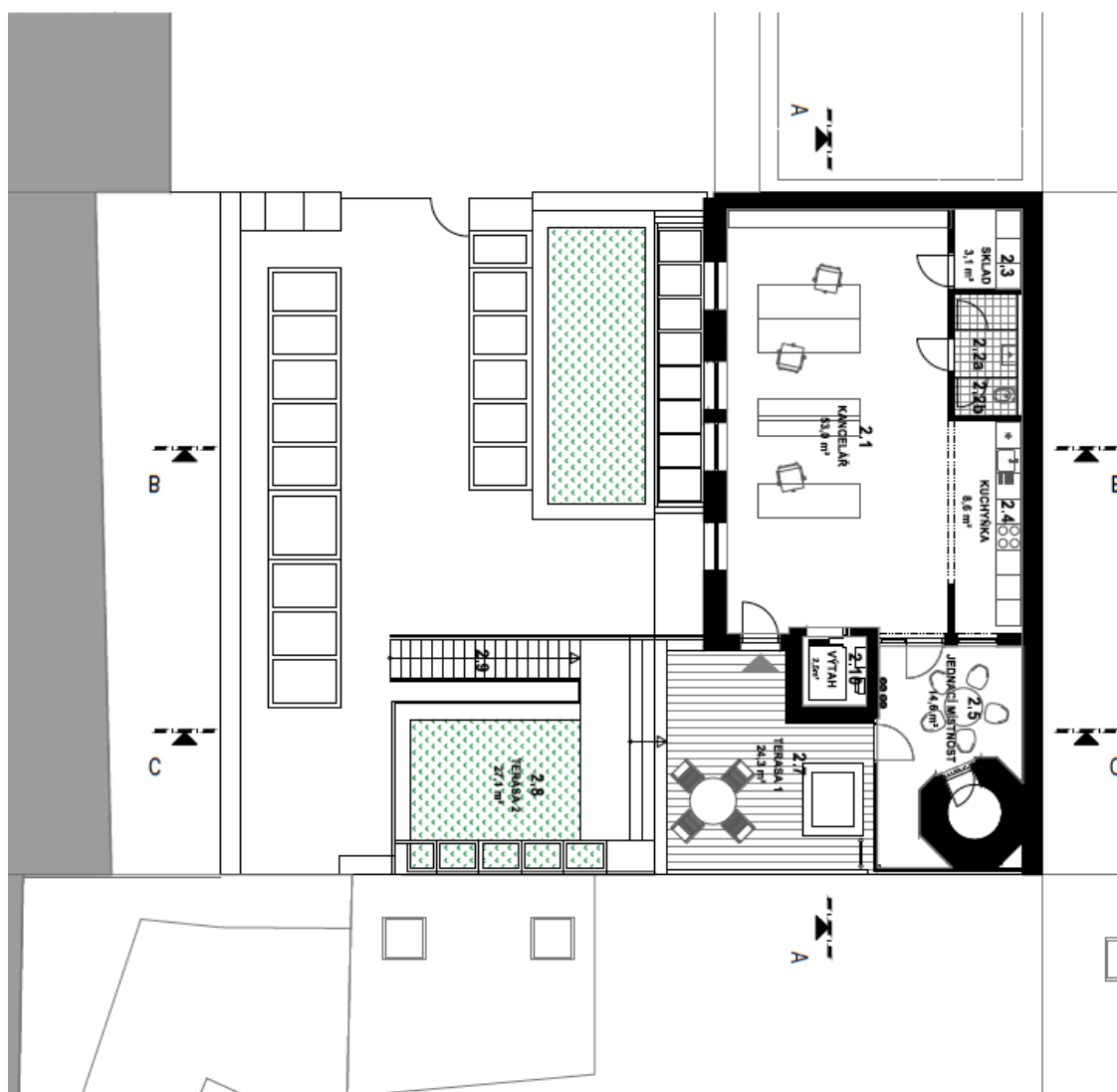




PŮDORYS 2. N.P.

TABULKA MÍSTNOSTÍ

2.1	kancelář	53,0 m ²
2.2a	předsíňka + sprcha	3,2 m ²
2.2b	toaleta	1,5 m ²
2.3	sklad	3,1 m ²
2.4	kuchyně	8,6 m ²
2.5	jednací místnost	14,6 m ²
2.10	výtah	2,5 m ²
celková čistá podlahová plocha		87,6 m ²
celková hrubá podlahová plocha		111,1 m ²
2.7	terasa 1	19,7 m ²
2.8	terasa 2	17,1 m ²
2.9	schodiště	4,1 m ²
celková plocha exteriérová		40,9 m ²

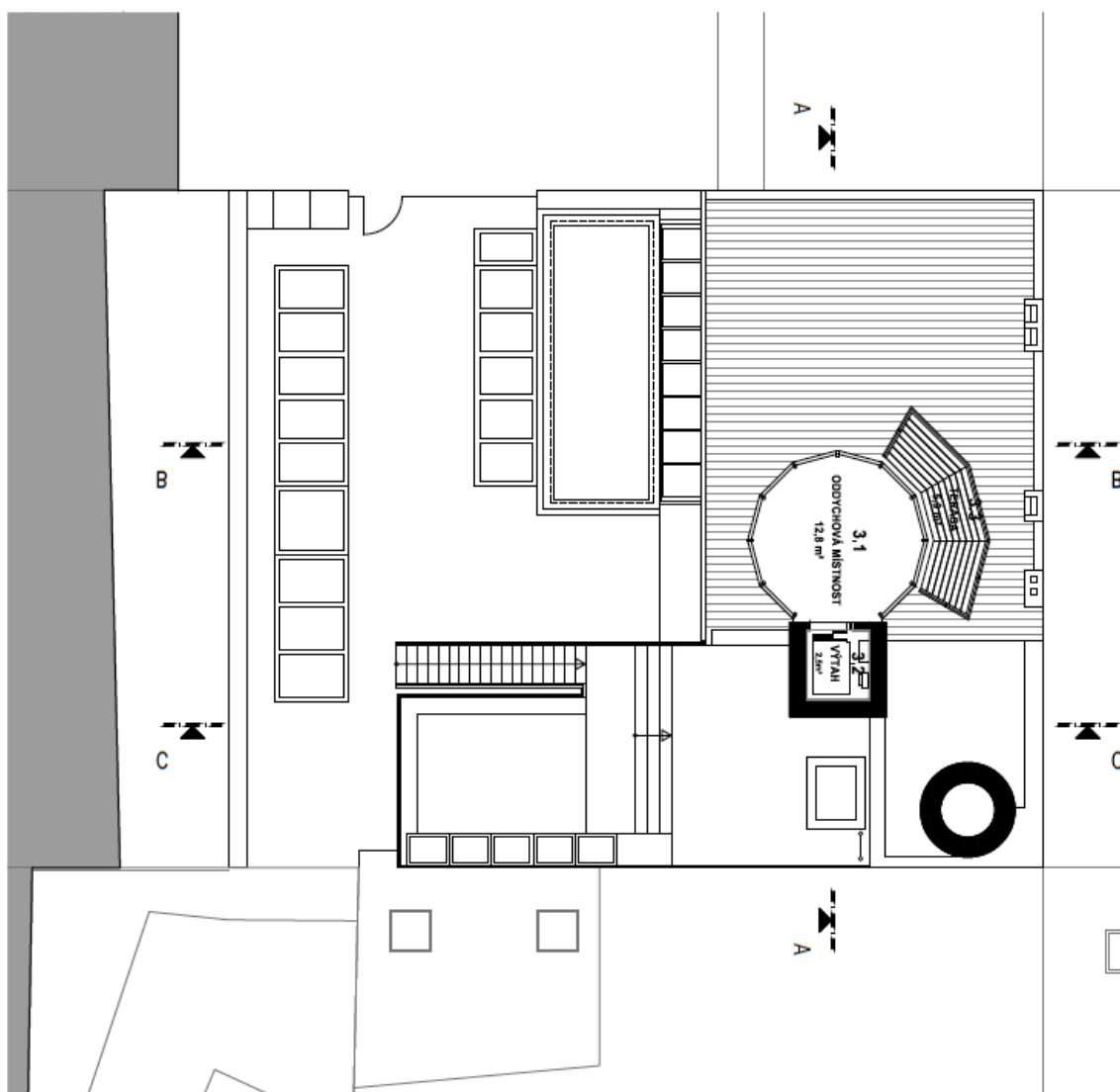




PŮDORYS 3. N.P.

TABULKA MÍSTNOSTÍ

3.1	oddychová místnost	12,8 m ²
3.2	výtah	2,5 m ²
celková čistá podlahová plocha		15,3 m ²
celková hrubá podlahová plocha		18,8 m ²
3.3	terasa	5,9 m ²
celková plocha exteriérová		5,9 m ²





Office building

Prague 4, Nusle, nám. Bratří Synků

Rented

ŘEZ A-A

