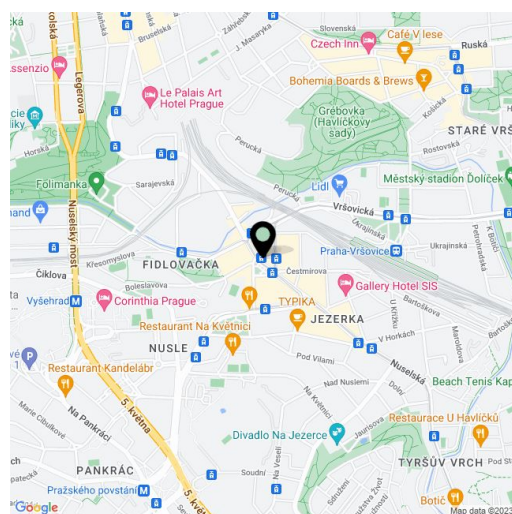






Prague 4, Nusle, náměstí Bratří Synků

Service price	75 CZK monthly per m <sup>2</sup>
Available area	152 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	G
Reference number	30094



**Office premises for rent in factory in Nusle, Prague 4. The revitalized factory, which has been nominated for the Grand Prix 2013 Architecture Prize, is the work of renowned architect Patrick Hoffman. The complex is an attractive blend of authentic industrial architecture with today's 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 is possible use as offices, and first and second floors, for example, as an atelier with the possibility of a roof gazebo enclosed around an 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 a lift.

#### 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 the D1 motorway, with full civic amenities. Paid parking is possible directly on náměstí Bratří Synků square. The nearby Havlíčkovy sady park with the pretty Gröbe Villa, walking paths, pavilions, vineyards, a charming grotto, water features and more provides a perfect green place for rest and relaxation. Furthermore, the park offers beautiful views of the Vršovice and Nusle districts.

#### Facilities and services:

- Kitchen by the Leicht brand (3 in total)
- Siemens appliances
- Aluminum windows
- Glass office partitions (39 dB attenuation)
- Hansgrohe and Grohe sanitaryware
- Seamless doors
- Underfloor heating
- Ventilation with recuperation
- Structured cabling



## Office space

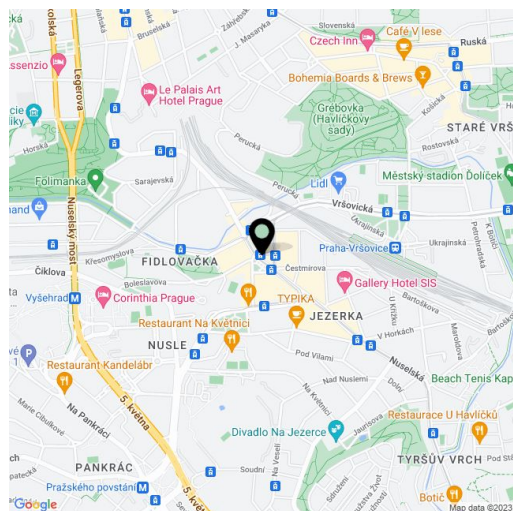
**Rented**

Prague 4, Nusle, náměstí Bratří Synků

Service price	75 CZK monthly per m <sup>2</sup>
Available area	152 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	G
Reference number	30094

- Electronic security alarm

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





## PŮDORYS 1. N.P.

## TABULKA MÍSTNOSTÍ

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

celková čistá podlahová plocha

152,4 m<sup>2</sup>

celková hrubá podlahová plocha

192,4 m<sup>2</sup>

1.12	dvorek	77,0 m <sup>2</sup>
1.13	lávka	19,0 m <sup>2</sup>
celková plocha exteriérová		96,0 m <sup>2</sup>

