



**Office space**

Prague 4, Nusle, Na Pankráci

**€ 15.50 - 16.00 / m<sup>2</sup> | CZK 389 - 401 / m<sup>2</sup>**

<b>Service price</b>	150 CZK monthly per m <sup>2</sup>
<b>Available area</b>	592 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 140 / ps / month
<b>PENB</b>	B
<b>Reference number</b>	38376

Office space for lease on the 1st floor in 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.



