





Service price	106 CZK monthly per m <sup>2</sup>
Available area	1 084 m <sup>2</sup>
Cellar	-
Parking	EUR 125 / ps / month
PENB	G
Reference number	42262

Office premises for lease on the 4th floor of an administrative building situated in Prague 4. The building is certified with the prestigious BREEAM EXCELLENT certificate.

#### Location:

Its size and prominent position make the building the new landmark for the Prague 4 business district, of the most dynamic and sought-after office locality in Prague. Outstanding accessibility by car and public transportation – the building is situated next to the trunk road at the start of the D1 motorway, 50 meters from the Pankrac (line C) metro station.

#### Features and services:

- Central reception and 24/7 security service
- Magnetic card-controlled access
- Flexible office space on each floor allowing both an open-space layout and cellular office layout
- Effective office modularity with a grid of 1.35 m
- Clear heights of 3.0 m in office premises and corridors throughout the whole floor
- Separate toilets and kitchenette for each tenant on the floor
- 11 personal lifts (3 of which are for logistical purposes)
- Operable windows
- Central ventilation and air-conditioning of all spaces of the building supplemented by the individual system of cooling beam units
- Individual climate control
- Humidity control
- External sun-blinds
- Double floor including floor cases for electrical installations
- Connection of telephone lines and Internet
- Possibility of installing a TV set and SAT socket
- Sophisticated Building Management System
- Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
- Smoke detectors throughout the premises
- Electronic fire signalisation
- Sprinklers in all rental premises
- Camera system monitoring the building and its surroundings
- 401 parking spaces
- Bicycle parking with showers and lockers
- Canteen and cafe-restaurant on ground floor

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

