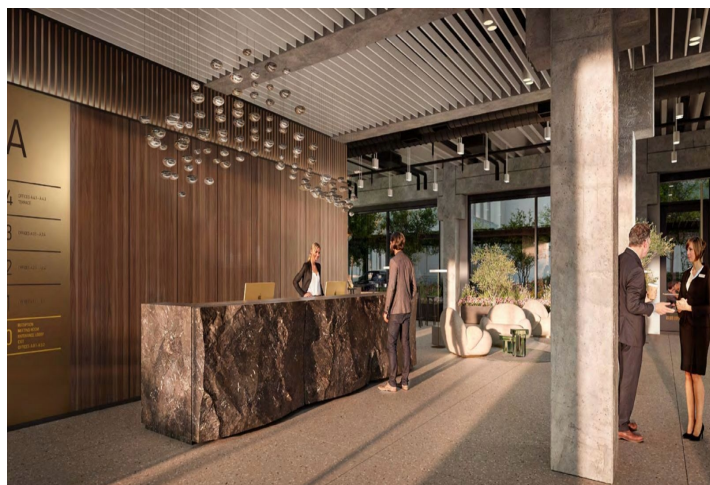
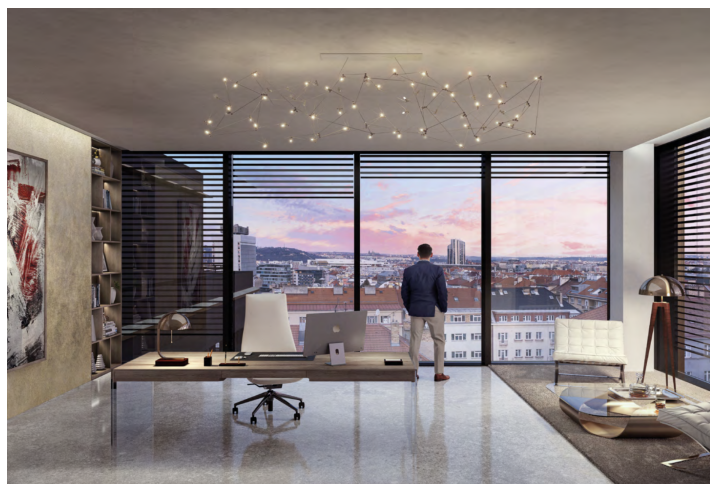




Office building

7 370 m², Prague 4, Nusle, Na Pankráči

€ 22.50 - 25.00 / m² | CZK 548 - 609 / m²



**Office building**7 370 m², Prague 4, Nusle, Na Pankráci**€ 22.50 - 25.00 / m² | CZK 548 - 609 / m²**

Service price	125 CZK monthly per m ²
Tenant consumption	—
Parking	EUR 180 / pp / month
Parking service charges	—
Parking ratio	—
Certification	—
PENB	Not required
Reference number	110280

Newly constructed office building, designed by the renowned Chapman Taylor studio on the site of the former ČKD Polovodiče factory hall, is designed as a zero-carbon footprint building. It meets the strictest European standards for sustainable construction and strives to achieve the highest BREEAM certification rating. The five-story building will offer up to 8,000 sq. m of modern non-residential space and private green roof terraces with panoramic views of Prague. Facilities will include amenities for cyclists and charging stations for electric cars.

Location:

The building is located in the attractive Prague district of Pankrác, close to the Pražského povstání metro station (line C) and in close proximity to the Arkády Pankrác shopping center. The area offers great transport links by car and public transport, as well as a wide range of services, including restaurants, cafés, shops, and sports facilities.

Features and Services:

Cooling
Air conditioning
Elevator
Parking
Double floor
Openable windows
Optical internet connection
Backup power supply
Bicycle storage room
Electric car charging
Outdoor blinds/shutters

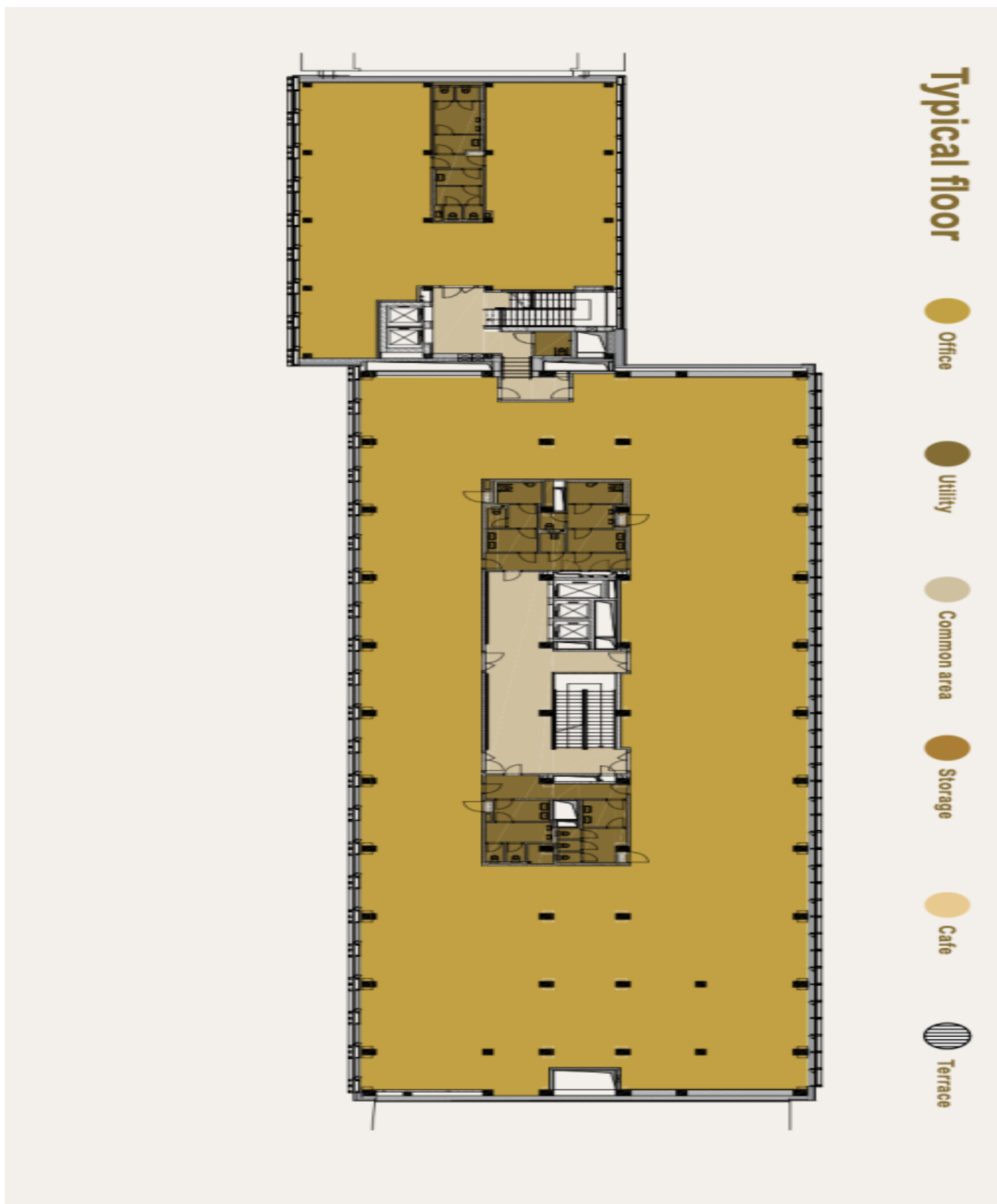
Rental and service charges are listed without VAT. Lessee pays no commission.



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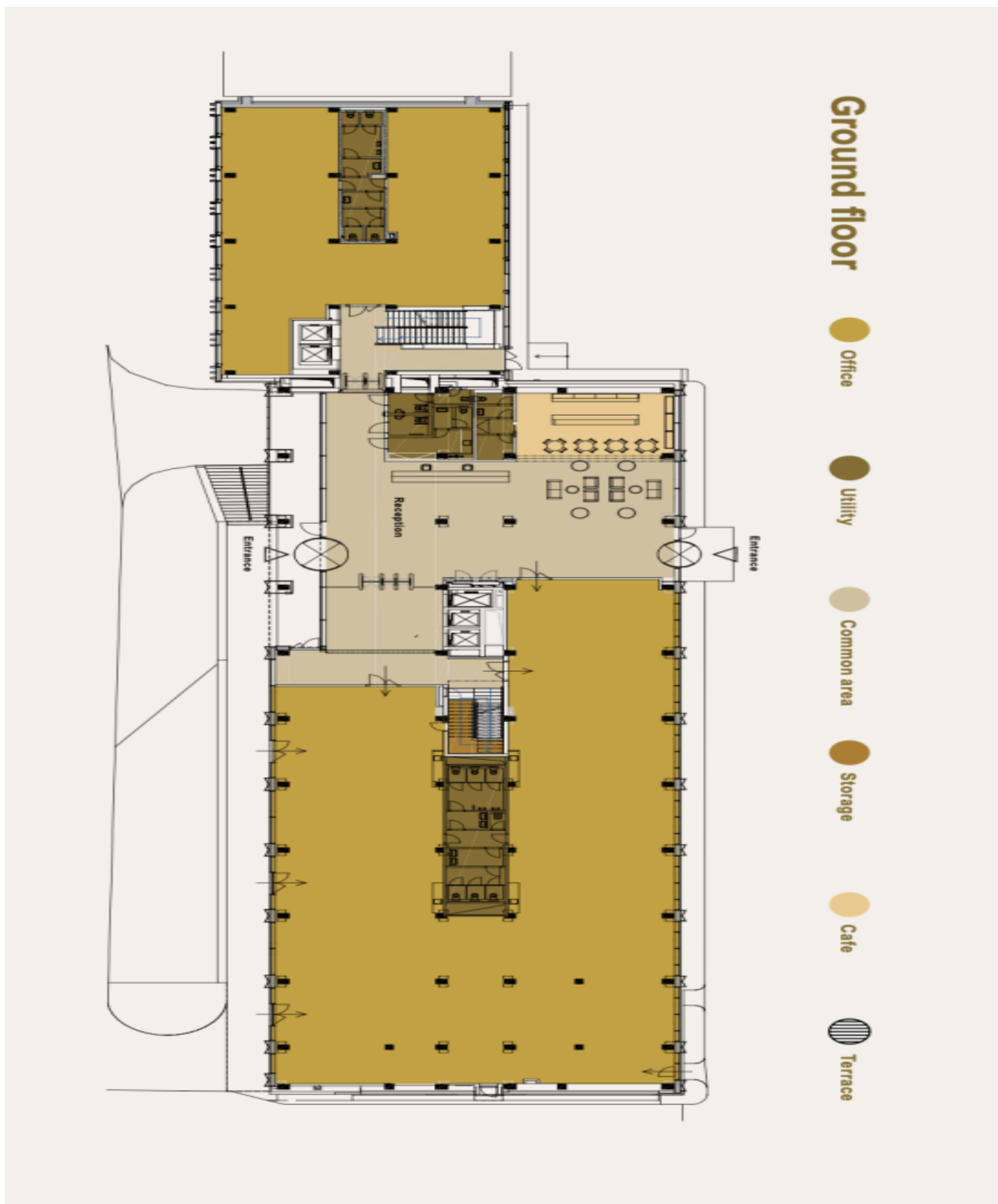




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