



## Office space

Prague 4, Nusle, Na Pankráci

€ 22.50 - 25.00 / m<sup>2</sup> | CZK 548 - 609 / m<sup>2</sup>





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|                  |                                    |
|------------------|------------------------------------|
| Service price    | 125 CZK monthly per m <sup>2</sup> |
| Available area   | 1 300 m <sup>2</sup>               |
| Cellar           | -                                  |
| Parking          | EUR 130 - 180 / pp / month         |
| PENB             | Not required                       |
| Reference number | 111667                             |

Office space for lease on the mezanin floor in a newly constructed office building, designed by the renowned Chapman Taylor studio on the site of the former ČKD Polovodiče factory hall. The building is conceived with a zero-carbon footprint design. 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.

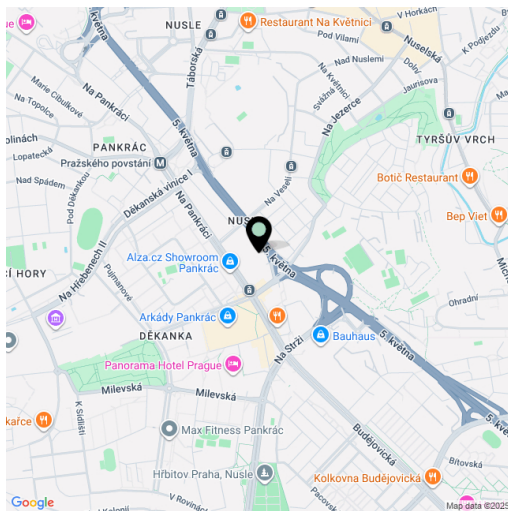
**Location:**

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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