



## Office building

Prague 7, Holešovice, U Uranie

Rented





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**Rented**

Service price	85 CZK monthly per m <sup>2</sup>
Total building area	5 288 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	19647

**Unique project that features a combination of modern office architecture with renovated historic buildings. The primary concept behind the project was to combine industrial architecture from the early 20th century with the most up-to-date technologies, thereby creating a unique, timeless space.**

**Location:**

The project is located in Prague 7, close to the Nádraží Holešovice metro, as well as the Vltavská (line C) and Palmovka (line B) metro stations. Various tram stops (Dělnická, Ortenovo náměstí) are a 3 minutes' walk and provide connections to the building / metro. In the area there are a number of primary transportation routes, including access to the D1 and D8 (Berlin) highways.

**Features and Services:**

Representative receptions with 24/7 access

Onsite facility management

Security 24/7

Underground parking

Visitor parking

Bike racks including showers and changing rooms

Central air-conditioning system with possibility of individual regulation

Openable windows, internal sun-blinds

Raised floors with floor boxes

Optical cable connection

CCTV, EPS, sprinklers

Magnetic card access system

Target to reach BREEAM EXCELLENT certification

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