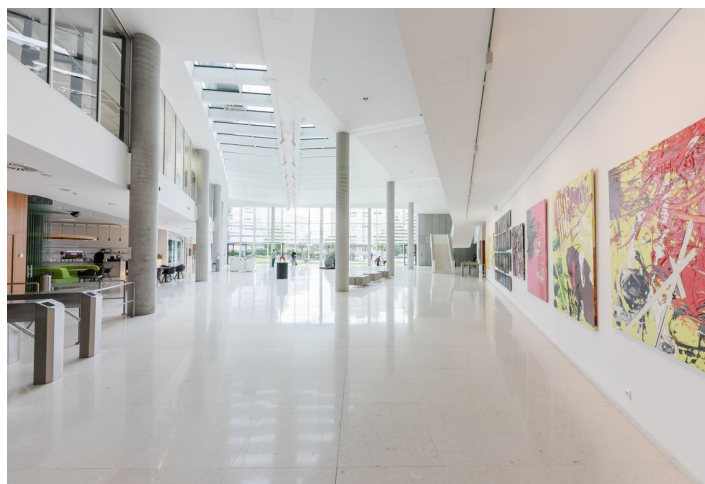




Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m² | CZK 438 / m²





Office space

Prague 4, Nusle, Pikrtova

€ 18.00 / m² | CZK 438 / m²

Service price	189 CZK monthly per m ²
Available area	887 m ²
Cellar	-
Parking	EUR 125 / ps / month
PENB	A
Reference number	19729

Office space for lease on the 5th floor in an administrative building located in Prague 4. On the ground floor there is a bike storage to hold up to 50 bikes, together with cloakrooms and showers. This storage has a separate entrance, through a pleasant park. Building is certified with BREEAM EXCELLENT certificate.

Possibility of dividing: 351 sq. m and 535.9 sq. m.

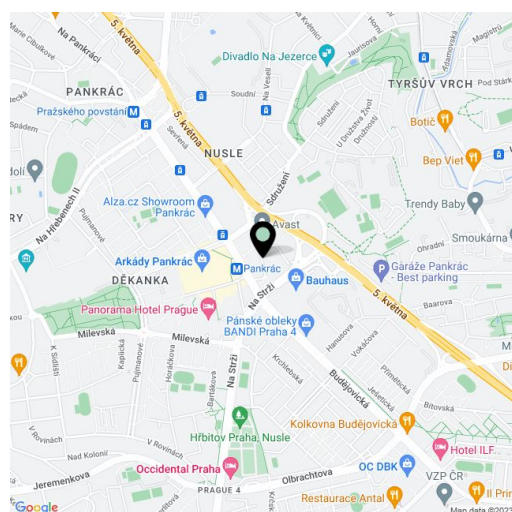
Location:

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
 11 personal lifts (3 of which are for logistical purposes)
 Operable windows / External sun-blinds
 Central ventilation and air-conditioning of all spaces of the building supplemented by individual system of cooling beam units
 Individual climate control / Humidity control
 Raised floor including floor cases for electrical installations
 Connection of telephone lines and Internet
 Sophisticated Building Management System
 Diesel generator in case of power failure to secure the basic building services, and on request also tenant IT systems
 Electronic fire signalisation
 Sprinklers in all rental premises
 Camera system monitoring the building and its surroundings
 Bicycle parking with showers and lockers
 Canteen and cafe-restaurant on ground floor
 Retail space on ground floor / Underground storage space / Goods supply

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





Červeně vyznačený prostor asi 535,9m²

Modře vyznačený prostor asi 351m²



Možná pozice dělicí příčky