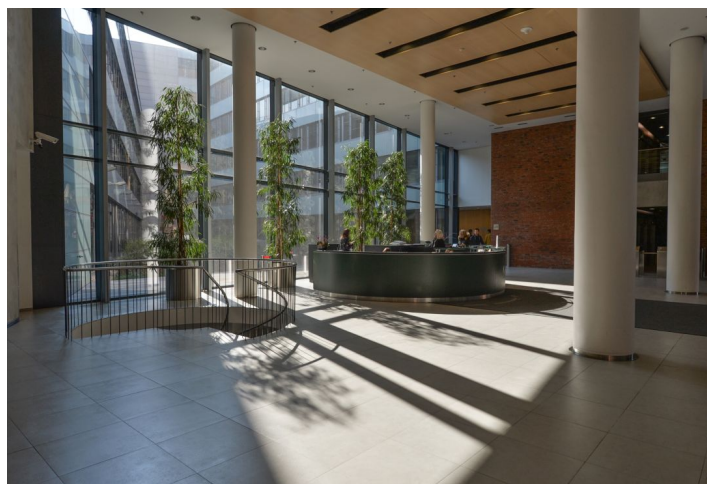
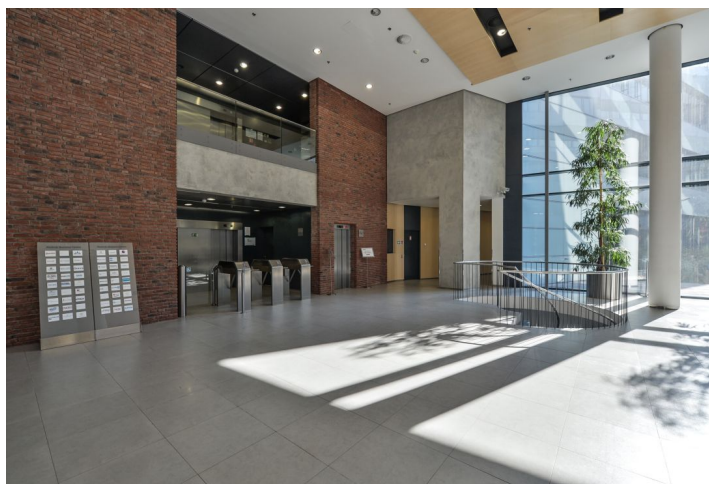
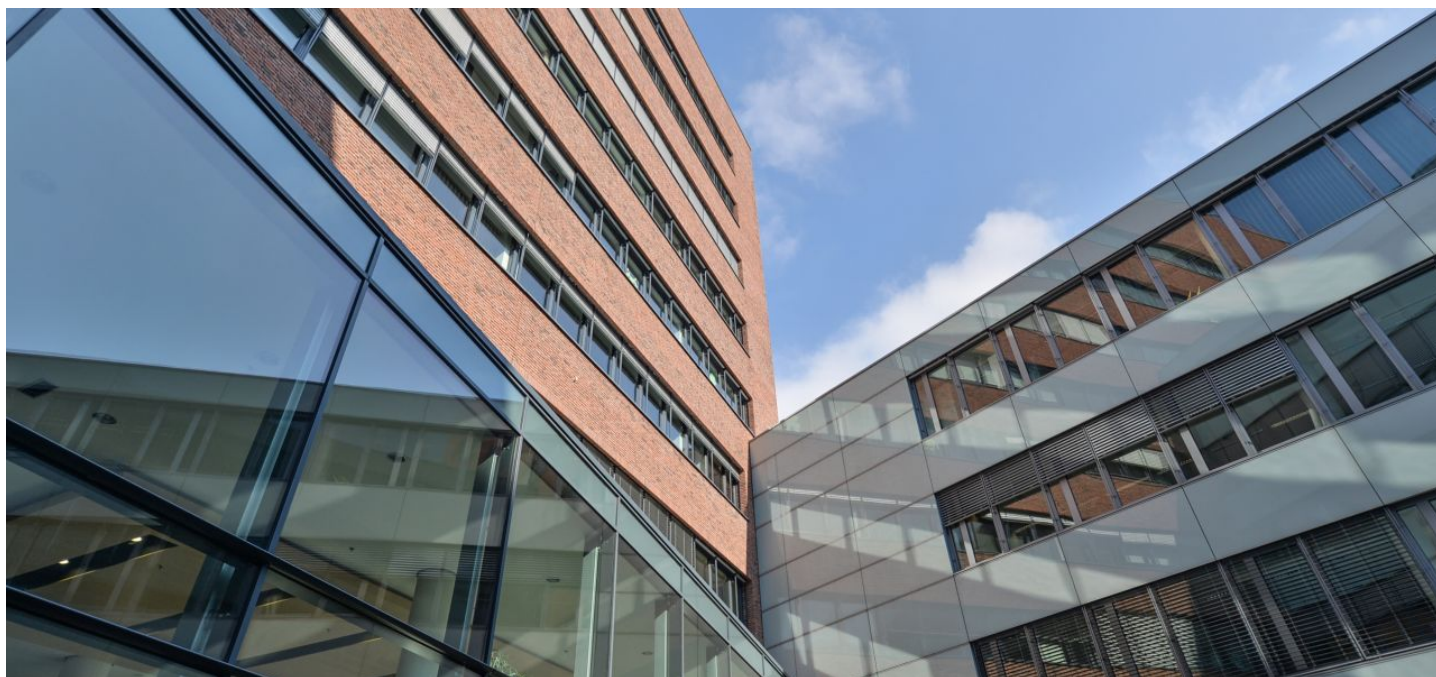




## Office space

Prague 4, Nusle, Na Pankráci

€ 15.50 - 16.00 / m<sup>2</sup> | CZK 377 - 389 / m<sup>2</sup>





## Office space

Prague 4, Nusle, Na Pankráci

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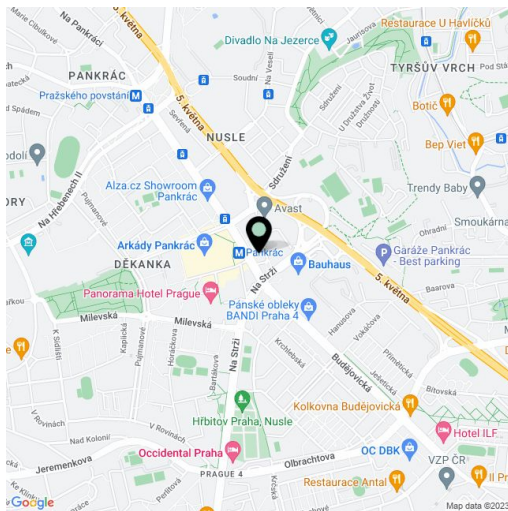
|                  |                                    |
|------------------|------------------------------------|
| Service price    | 150 CZK monthly per m <sup>2</sup> |
| Available area   | 567 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | EUR 140 / ps / month               |
| PENB             | B                                  |
| Reference number | 38376                              |

Office space for lease on the 1st floor in administrative building situated in a commercial district of Prague 4, Nusle - well served by public transport, adjacent to the Pankrác metro station (line C), with great D1 accessibility. The building offers excellent visibility, top technical specifications, modern and fully flexible office space and services for tenants within building. Building is functionally divided into two sections. Environmentally friendly brick facade increases the insulation of the house and thanks to natural materials it is very airy. As the facade is not fully glazed it minimized noise and heat loss.

## Features and Services:

Parking  
 Technical background  
 Storage in the basement  
 Two canteens  
 24/7 reception and security  
 Smart card access and  
 CCTV  
 Certification BREEAM in-Use (2011)  
 Suspended ceilings  
 Cooling  
 Openable windows  
 External sunblinds  
 Sprinklers

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





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