



🏠 290 m<sup>2</sup> 📄 Na Pankráci, - Nusle 📄 16 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|                                    |                                   |         |   |
|------------------------------------|-----------------------------------|---------|---|
| Order number                       | <b>GMN-1</b>                      | Price   | <b>16 EUR per m2 / month + services</b> |
| Address                            | <b>Na Pankráci, - Nusle</b>       | Type    | <b>Offices</b>                          |
| Usable area                        | <b>290 m<sup>2</sup></b>          | Parking | <b>Yes</b>                              |
| Energy performance of the building | <b>G - Extremely uneconomical</b> | Floor   | <b>ground floor</b>                     |
| Device                             | <b>Partly</b>                     | Lift    | <b>Yes</b>                              |
| Date to move in                    | <b>27. 8. 2024</b>                |         |   |

## About real estate

We offer for lease office space of 290 sqm in a modern complex consisting of two modern office buildings, which together provide more than 34,200 sqm of office space. This large capacity is complemented by 430 parking spaces located in underground garages, ensuring convenient parking.

Round-the-clock security is ensured by 24-hour security and surveillance, which, together with smoke detectors, contribute to maximum protection. There are interior blinds, air conditioning and carpeting. Access is secured by a magnetic card system. Energy efficiency B. Ample parking spaces are available for the convenience of users.

The surrounding infrastructure includes a range of services and facilities. Within walking distance there are banks, pharmacy, international hotels, post office, supermarket, dry cleaners, restaurants and cafes.

The strategic location of the complex plays a key role in its attractiveness. It is close to the D1 motorway, allowing easy access to the road network and is only 5 minutes drive from the Prague ring road (Jižní spojka). This accessibility is enhanced by the presence of public transport, including the metro station of line C - Pankrác, which is in the immediate vicinity of the building.

Commercial space: 10-15 EUR/sqm/month.

Services: 150,- CZK/sqm/month.

Parking: 140 EUR/place/month.

Add-on factor 6.5 %.