



# Churchill I & II

Italská 67 and 69, 120 00 Prague 2

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# An Office and Retail Complex in the Centre of Prague

- **33,000 m<sup>2</sup> of leasable area**
- **3,000 job positions**
- **LEED Gold certification**

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The Churchill I and Churchill II buildings stand on site of the former warehouses of the Czech Railways, within sight of Prague Main Train Station. Each of them has its own unique appearance and character, yet they still work as a whole.

The distinct architecture catches the attention not only by its external appearance, but also by its interior. Inside, one discovers the flexibly designed interior

spaces, which can be easily adapted to the needs of tenants. The author of these designs is the renowned architectonic studio, Jakub Cigler Architects (JCA).

The exceptional design goes hand in hand with the use of economical technologies that significantly save operating costs.

# Churchill II

## 1<sup>st</sup> above-ground storey



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility	Building services (CZK/m²)	Parking (EUR/1 space)
Offices / retail	1 154	24.50	immediately	yes (into two units)	130	180

The prices listed are without VAT.

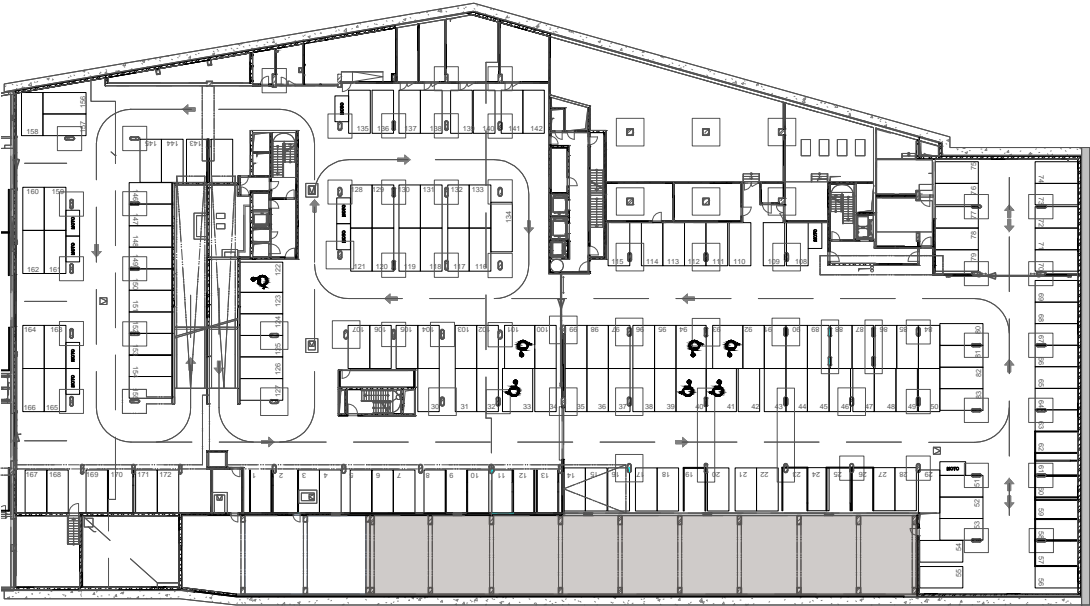




Churchill 1<sup>st</sup> above-ground storey

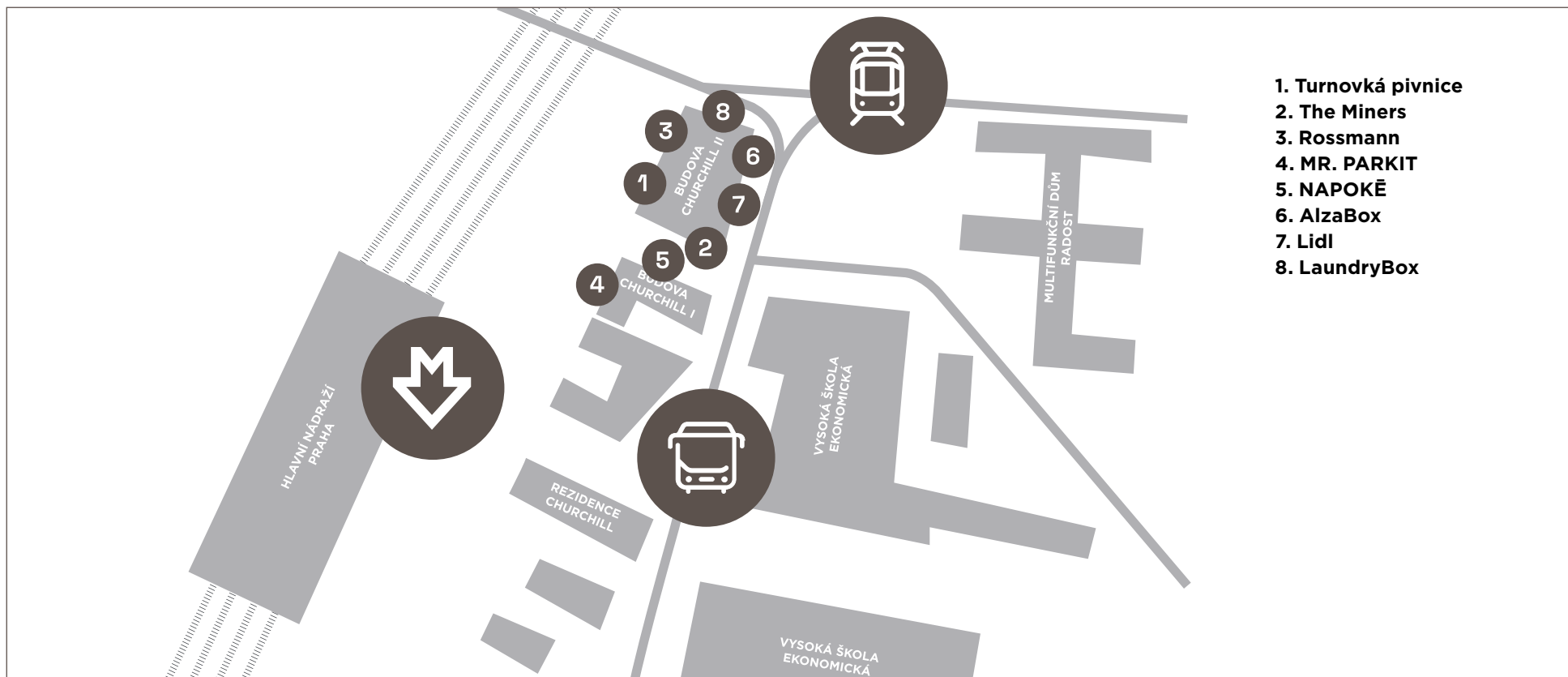
# Churchill II

## Warehouses



Vacant units	Leasable area (m²)	Rent (EUR/m²)	Available	Divisibility
Warehouses	30-260	10	immediately	yes

The prices listed are without VAT.



## A Peaceful Location with Excellent Accessibility

- 5 minutes from Hlavní nádraží Metro Station (Line C)
- 5 minutes from the tram stop
- 1 minute from the bus stop

The Churchill I & II buildings are located at the intersection of Seifertova and Italská streets with a view of charming Winston Churchill Square, in close vicinity of the Prague University of Economics and Business.

The location stands out with its extraordinary accessibility by all means of transport. You can easily get here using public transport, commuter train transport, by car, or by bicycle on the cycle path.

And what is more, thanks to the newly created pedestrian underpass, tenants have the Main Train Station and the Hlavní nádraží Metro Station literally within reach.

Near to the buildings, there is a public shopping arcade, outdoor relaxation zones with water features, and Rieger Gardens, found a mere 10-minute walk away.





## Technologies and Building Equipment

- Sprinkler fire-extinguishing system
- Cooling beams and Fancoils integrated in the dropped ceilings and on the ceilings
- Convector heating
- Use of rainwater for flushing and watering
- General main key system
- Card access system
- 24/7 guarding of the building
- Modern measurement and regulation system
- Backup diesel sources
- Office clearance 3 m
- Technical ceilings or dropped ceilings with built-in LED lighting
- Double-layer floors with floor boxes
- Optical connection from several providers
- 403 parking spaces including spaces for visitors
- Bike storage room and facilities for cyclists, including towel service
- Up to 1,400 m<sup>2</sup> of warehouses





## Sustainability as a Path to Savings

- **LEED Gold certificate**
- **Use of rainwater for flushing and watering**
- **Modern beehives on the roof of the building, insect hotel**

The building complex boasts the LEED Gold certificate. This is an internationally recognized standard in the field of the design and construction of environmentally friendly and sustainable buildings. Thanks to this certificate and energy efficiency certificates in the B category, the Churchill I & II buildings rank among the most economical office buildings in Prague.

We also offer the option of a so-called green lease to our future and current tenants aside from standard lease agreements.







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