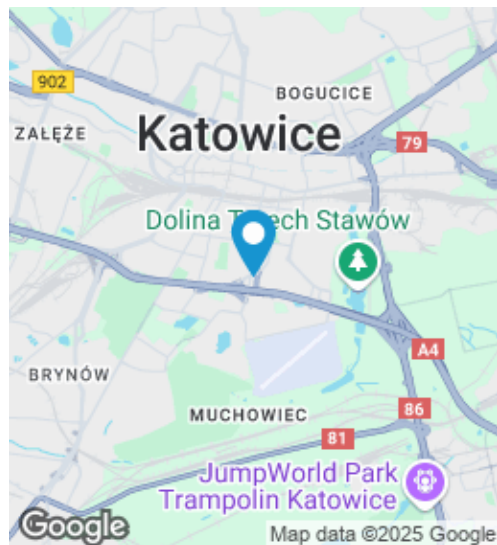


# A4 Business Park I

ul. Francuska 42, Katowice



## Location

The building is situated at Francuska Street, in close proximity to Górnośląska Avenue - one of the main communication arteries in Katowice. The location enables an easy access to other districts of the city, by both public and private transport. Katowice International Airport can be easily reached by car in about 35 minutes.

## Description

A4 Business Park is a project of three modern buildings, which will together create approx. 30 000 m<sup>2</sup> of A-class office space to let. Each building provides about 10 000 m<sup>2</sup> of leasable office space. The average floor plate will have 1 300 m<sup>2</sup>. The complex also provides an underground as well as above the ground parking lot. A4 Business Park is equipped with all the technical solutions and amenities that are a standard for this class of buildings.

## Fit out

Air conditioning, Raised floors, Suspended ceilings, Smoke detectors, Operable windows

## BUILDING INFORMATION

Building status	Existing
Building class	A
Completion year	2014
Green certificate	BREEAM
Office gross space	9 000 m <sup>2</sup>
Average floor size	1 300 m <sup>2</sup>
Add-on factor	3%
Above ground floors	7
Underground floors	1
Surface parking lots	556
Garage parking lots	138
Parking ratio	48

## LEASE TERMS

Available space	After log in
Minimum rentable space	150 m <sup>2</sup>
Asking rent	After log in
Service charges	After log in
Parking rent	After log in
Garage parking rent	After log in
Minimum lease term	5 years

These property particulars are only of information character and do not constitute offer to conclude any agreement within the meaning of provisions of Polish Civil Code (Journal of Laws from 1964, no. 16, item 93 as amended).



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