

the Terrace

Englische Strasse 21, 10587 Berlin

Welcome to your new Terrace

Your new office impresses with exceptional architecture and select materials, technical building control that you can put in your pocket and an excellent location with rapid access to all modes of transport.

Are you ready for the next step?



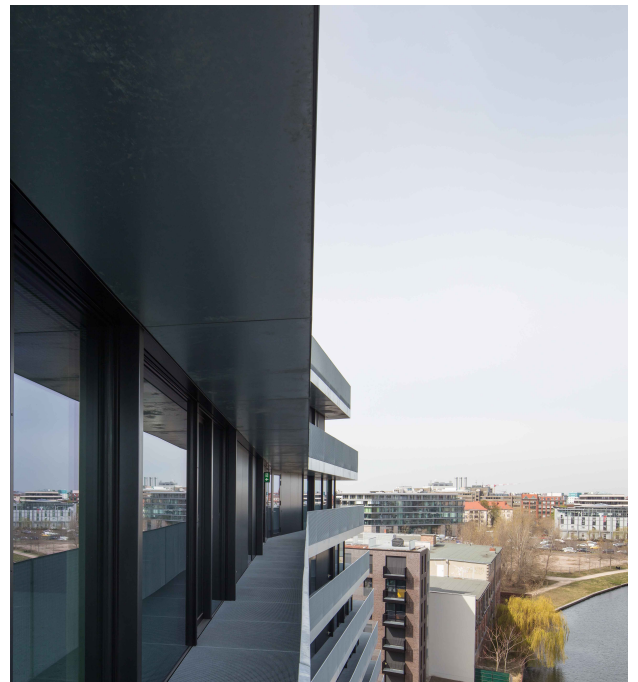
CONTACT
Felicitas Rüss +49 160 97774411

E-MAIL
vermietung@anh-hausbesitz.de

WEB
anh-hausbesitz.de

Cool Pureness

It has never been more elegant to enjoy a view of the Spree. Fenestrated walls and a transparent parapet merge the boundaries between inside and outside. Whether it's the quiet Spree side or the busy piazzetta, you can step out onto your terrace almost anywhere and work with a sense of comfort and relaxation.







Face the Future today

Your building equipment

- Office space with terrace around the building (exclusive use) and view of the River Spree
- Fully glazed facade with sliding doors
- Automated exterior sun protection
- Stone floor with data cabling via floor tanks
- Ceiling made of exposed concrete with CCC (concrete core cooling) for room cooling
- Meeting room with tinted glass walls (optional installation of further rooms)
- Design ceiling luminaire: Artemide – Alphabet of Light
- At the workplaces, design floor luminaires controlled via presence detection: Tobias Grau – Team Two
- Kitchen with high-quality equipment
- Unit cooling and heating via floor convectors
- Charging stations for e-bikes and electric vehicles

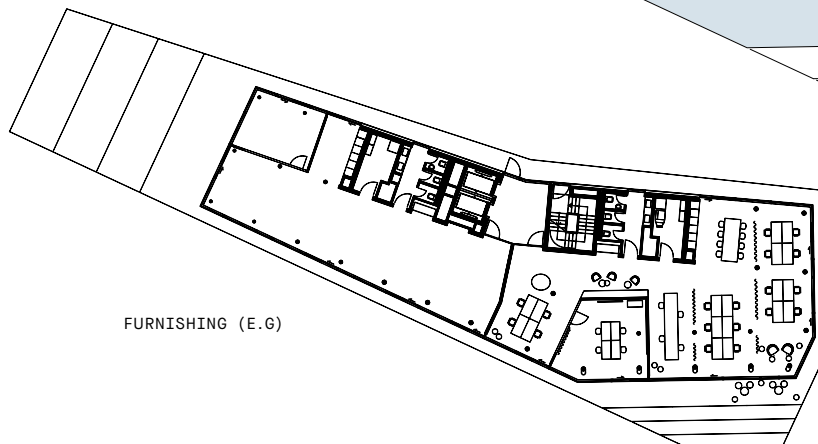
Your digital equipment

- Intuitive app for building control and your resource planning
- Room function control via app (light, temperature, blinds)
- Building access via Bluetooth of your smartphone
- Touchless, app-controlled lift
- Digital building information via app and large interactive LED wall in the entrance area
- Free booking of workstations, meeting rooms and parking spaces from your own contingent
- e-charging stations
- Number plate recognition for access to the underground car park
- Fibre optic connection for fast internet access and unrestricted Wifi access in all outdoor areas
- Up to 30% energy savings through full automation
- WiredScore GOLD and SmartScore Platinum certification (currently under review)

Fourth floor right

TOTAL SIZE	RENT	ADDITIONAL COSTS	AVAILABILITY
342.41 m ²	33.50 Eur/m ²	5.00 Eur/m ²	from now on





- Office space 300.09 m²
- Terrace 42.32 m²
- == Additional wall option



FURNISHING (E.G.)

On the right banks



-  **LIVING & HOTELS**
No. 1 Charlottenburg, Studierenden Wohnheim, Gutenbergstraße 10, Novotel, BundB Hotel Tiergarten, KPM Residences
-  **BIGGER COMPANIES & AUTHORITIES**
KBV Kassenärztliche Bundesvereinigung, Deutsche Gesellschaft für Kassenarztrecht e.V., KPM Königliche Porzellan Manufaktur, Beiersdorf, Gemeinsamer Bundesausschuss, Bundesamt für Bauwesen und Raumordnung
-  **UNIVERSITIES**
TU Berlin, Berlin International University of Applied Sciences, Deutsche POP Akademie
-  **CAR DEALERS**
Mercedes-Benz, Smart, Infiniti, Maserati, Bentley, Volkswagen, Porsche, Audi

Close to the right spots

The next business appointment starts in less than 10 minutes from Central Station. No problem when your office is that close to Berlin's biggest railway station.

Kurfürstendamm is a 10-minute drive away. You can reach appointments at Friedrichstraße in 15 minutes.

