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TESLA

THE TRULY UNIQ OFFICE BUILDING IN HOLEŠOVICE

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T E S L A

A C R E S C O D E V E L O P M E N T



Welcome to UNIQ Tesla.



U R B A N W O R K P L A C E

**Holešovice
Prague.
A UNIQ urban
district filled
with modern
businesses
and talents.**

UNIQ Tesla is set in
the heart of the city's
fastest growing location,
known for its fresh
workforce and a number
of creative companies.

As an outstandingly
UNIQ space renewed
with creative vision,
it will become one of
Prague's most dynamic
working hotspots.

uniq



UNIQ location in the city’s hippest area.

Holešovice is north
of the city centre and
is becoming synonymous
with the birthplace
of Prague’s creative
renaissance.

It’s known as the
home to several of the
city’s most important
modern art locations
and the district of choice
for many businesses,
from exciting and
young start-ups to big
name international
advertising agencies.

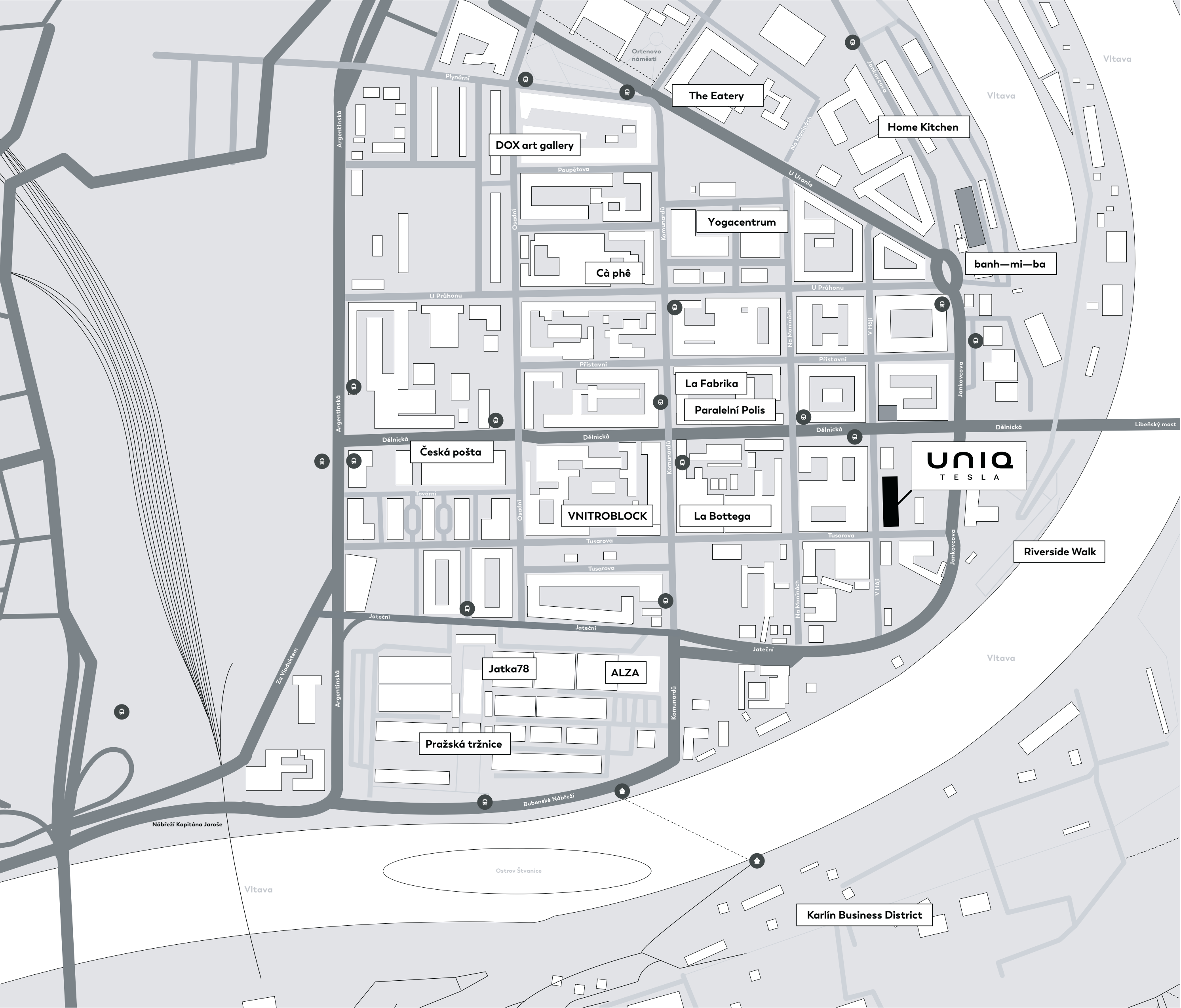
A community has
grown in and around
this thriving area that
has more creative
energy than any other
business district
in the city.

With some of the best
cafes and places to eat
in town, Holešovice is
redefining the way we
work and do business.

Local connections

Airport	19 km
Downtown	1.5 km
Public transport	1 min
Metro Palmovka	5 min
Metro Vltavská	5 min

UNIQ





The Eatery Restaurant

The location of choice is The Eatery, one of the hottest new restaurants in the whole city, serving modern Czech cuisine and boldly reinventing national dishes in the hands of renowned Michelin chef Pavel Býček.

A restaurant at the forefront of the Czech gastronomy scene, it became an overnight hit and clearly stands as proof that Holešovice is the heart of Prague’s cultural and social revolution.

A district
buzzing
with culture
that is
shaping
the future
of the city.

Holešovice is a vivid breeding ground for Prague’s cultural renaissance.

Here, we look at a few of the district’s culturally defining highlights that are just the tip of the iceberg in this cultural hotspot.

UNIQ

Vnitroblock cafe and cultural hub

This is simply the trendiest spot for those who know, and has become a vital part of local culture.

A culturally defining moment for Prague, Vnitroblock was one of the first multi function cultural spaces to open. Serving as a cafe, dance studio, design store and gallery space, it kick-started the new Prague aesthetic.



It is no surprise that we find Prague’s most exciting contemporary art gallery just steps away from UNIQ in the Holešovice district. It houses temporary exhibitions that push the boundaries of modern art and music.

Quite simply, DOX is a stunning functionalist art gallery, showcasing all forms of modern art. Its centrepiece is a giant wooden zeppelin balloon that is now considered a must visit for tourists and locals alike.

DOX modern art gallery



Attract UNIQ talents with this truly one of a kind space.

Ask any employee
what brings them job
satisfaction and a great
workplace is often one of
their biggest preferences.

A truly original environment
is a very efficient way
of attracting young
talent needed for success
in today's competition.

UNIQ Tesla is designed
to provide the best
working environment
for the modern worker,
allowing them to thrive
and maximise their
creativity.



N E O - I N D U S T R I A L

A UNIQ neo-industrial revitalisation.

UNIQ Tesla has been designed to bring out the purity of its original construction and functionalist roots. Bringing its robust original core up to date, to create a modern working environment that is truly inspiring.



History

Holešovice is a diverse district stretching along the left bank of the Vltava. Originally an agricultural settlement, from the mid 19th century Holešovice was gradually transformed into a city suburb. Thanks to its convenient location, it soon became the centre of manufacturing and trade. One of Prague's main slaughterhouses and markets were located here in the early

20th century (the market still exists today), as were steam mills, a brewery, factories and a busy cargo port. Today, the majority of these industrial buildings no longer serve their original purpose. Many have been reconstructed or adapted and found a second life as apartment buildings, office complexes, studios for young artists, designers, and architects or cultural

institutions and sites. The UNIQ Tesla building served as the administrative headquarters of the Tesla lighting company. Its solid construction has made it the last building of the Tesla Factory Complex to remain standing. The property's basement is in fact lead lined and was designed as a bunker for the local municipality.



C R E S C O
U N I Q S T A R O M E S T S K Á , S L O V A K I A

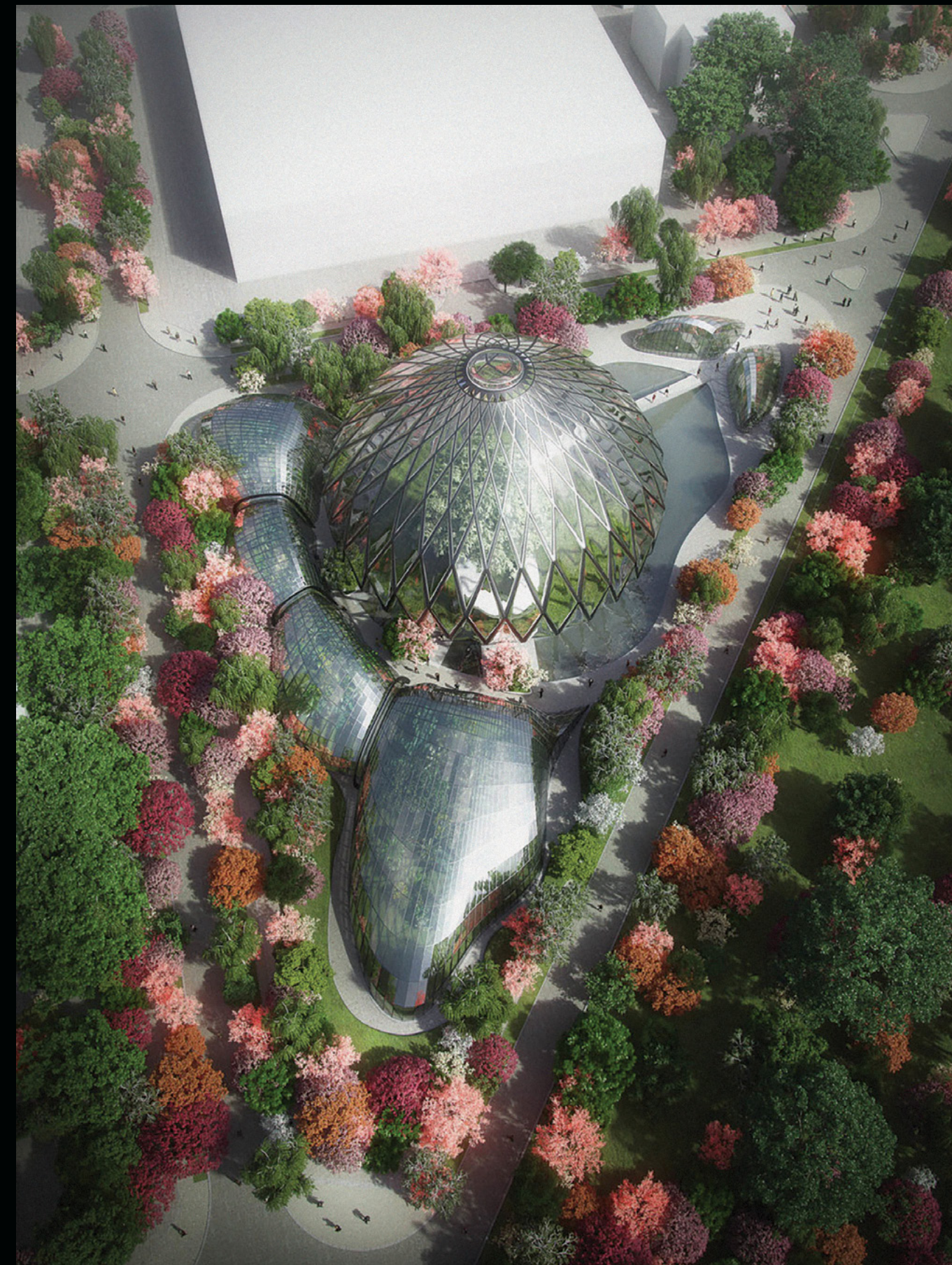
Cresco approach to the rebirth of an industrial classic.

As a developer, we passionately believe in building properties that positively affect the local surroundings. The impact any development has is a crucial consideration for us from the start of any new project. The old Tesla factory building was seen from the start as a re-development opportunity that we simply couldn't resist.

By transforming this former factory into a neo-industrial workplace, we are bringing new life back to this classic property while making a positive contribution to the growth of the surrounding area as a whole.

A R C H I T E C T S

Bogle Architects
London | Prague | Hong Kong



Biome
Dongguan, China

Bogle Architects are an award-winning architecture and design studio founded in 2012 by Ian Bogle. The team consists of a highly creative group of individuals who share a common desire to design and build progressive, imaginative and innovative architecture.

Operating out of studios in London and Prague, with another office in Hong Kong, the practice is engaged in a wide range of prestigious domestic and international projects. Striving for simple design solutions to resolve the complexity of any project, the practice's philosophy is based on clear thought, broad engagement and a collaborative design process in order to achieve a common goal.

The studio's strategy employs diversity in both location and sector, which in return offers insight into many different design solutions and enhances its ever-improving offer to clients. Current projects involving Commercial, Residential, Hospitality, Education, Science and Masterplanning sectors are spread across Asia, EMEA, the UK and South America.

I N S P I R I N G T H E F U T U R E

Inspired by the
post-industrial trends
of London and New York,
UNIQ Tesla Prague
combines the heritage
of its incredibly strong
factory core with
a full, above-standard
reconstruction of
the entire building
inside and out.

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Time to step inside this UNIQ neo industrial workplace.



Our grand lobby and bar were designed by one of Prague's leading young architectural studios—the 'Sons of Architecture'. Combining modern elegance with bold lines and materials to create a dramatic industrial foyer and shared cafe reception, the space makes a powerful statement on arrival.

UNIQ
lobby.

The entrance hall of UNIQ Tesla also functions as a meet and greet cafe and bar area, serving as the heart of the building. Here, you and your employees can relax, socialise or even work in the comfort of the surroundings. The entrance hall embodies the vision of the building and the vision of working at UNIQ Tesla.





Many modern office buildings lack distinct character, meaning expensive interior fit-outs are required. All spaces at UNIQ Tesla have a post-industrial beauty and are ready to function as stunning, open plan working environments. Simply bring your own furniture!

Ground floor.



Take your business to new heights.

For the more ambitious tenant, the ground-floor space is also ready for more creative interior fit-outs. Its **UNIQ 4.6-metre high ceiling** allows even a mezzanine space to be created for a truly dynamic effect.

Standard floors 1-5.

With ceiling heights up to 3.8 metres and a total floor area of 1463 sq m on each floor, the 1st to 5th floors offer limitless creative opportunities for applications and fit-outs.

Private access cards ensure secure entry to each floor, which can also be divided in to 4 separate units.





The UNIQ top floor.

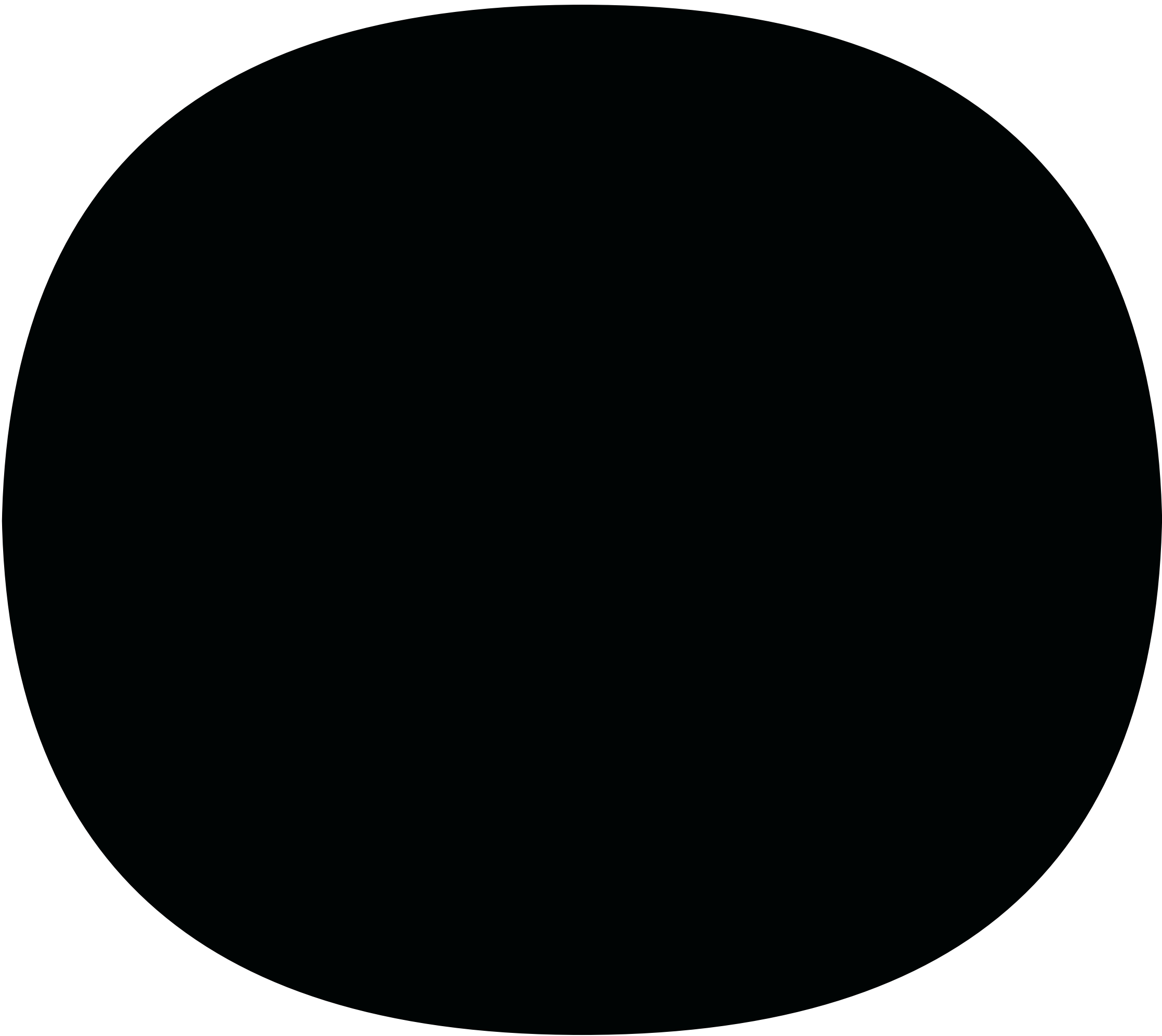


A newly constructed top floor, will make a perfect executive VIP space for some serious business. Featuring floor to ceiling windows and terraces, which, as one of the highest floors in the surrounding area, offer stunning views of Prague for miles in all directions.

A lighter way of working.

All floors at UNIQ feature large opening windows to provide excellent natural light, a key factor in improving wellbeing and promoting a positive environment for productive work.





Q U I N T E S S E N T I A L



BIKE ROOM
ILLUSTRATIVE

UNIQ amenities are the foundation of any extraordinary enterprise.

Today’s more socially connected approach to business heightens the need to provide amenities aimed at improving the mindset of the work-force.

UNIQ’s underground space with high ceilings and raw industrial appeal provide an incredible setting for all kinds of applications, including a fully fitted spa.



GYM
ILLUSTRATIVE



SPA
PROPOSED DESIGN

UNIQ Tesla is designed to meet the demands of modern businesses without compromise and includes above standard services, such as an underground spa.

We can also work with clients’ specifications to tailor the space to different needs. UNIQ Tesla is a perfect canvas for your future business vision.

Underground neo-industrial spa.

Prague Castle |

Holešovice |

TOP FLOOR - EAST VIEW



Docklands |

Vltava riverside |

Karlín District |



TOP FLOOR - SOUTH VIEW

UNIQ
views
of the
entire
city.

UNIQ Tesla's high
viewpoint offers stunning
views of the city and
nearby riverside.

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P R O J E C T O V E R V I E W

UNIQ Building Overview.



The building features 7 above ground floors and an additional rooftop terrace and vast underground space.

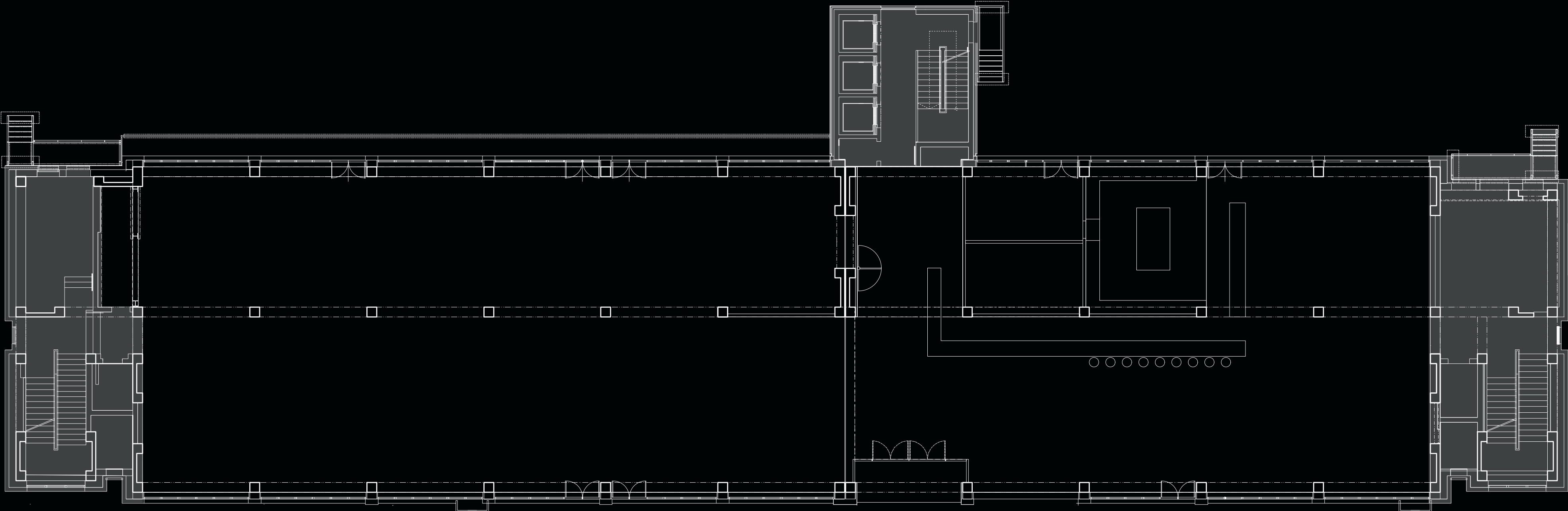
Each floor is designed to function as a single open floor plan or can alternatively be sub-divided in to 4 seperate units if required.

11 100 sq m total area

7 floors + Basement

Up to 4.6 m high ceilings

UNIQ Ground floor.



The ground floor provides street level views inside the building and has the highest floor to ceiling height of all floors. It also sits directly next to the impressive entrance hall and public lobby space.

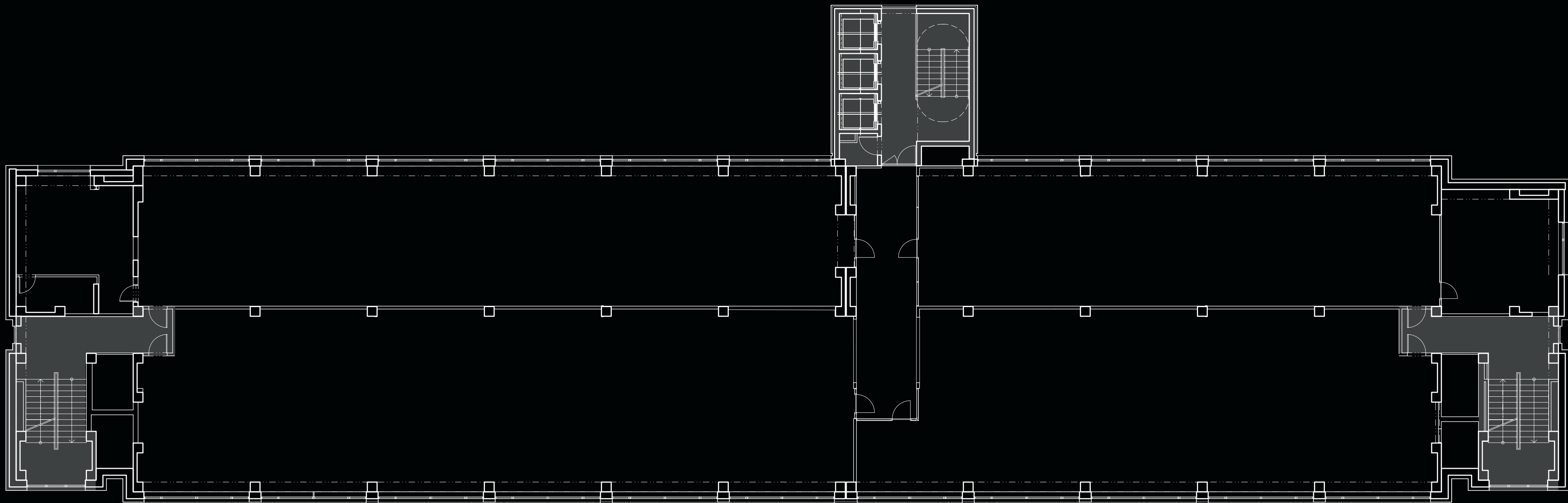
1452 sq m total floor space
4.6 m high ceilings
Floor to ceiling windows



UNIQ

standard floors

1-5.



Standard floors all offer ample open space floor plans for any number of enterprises. Private

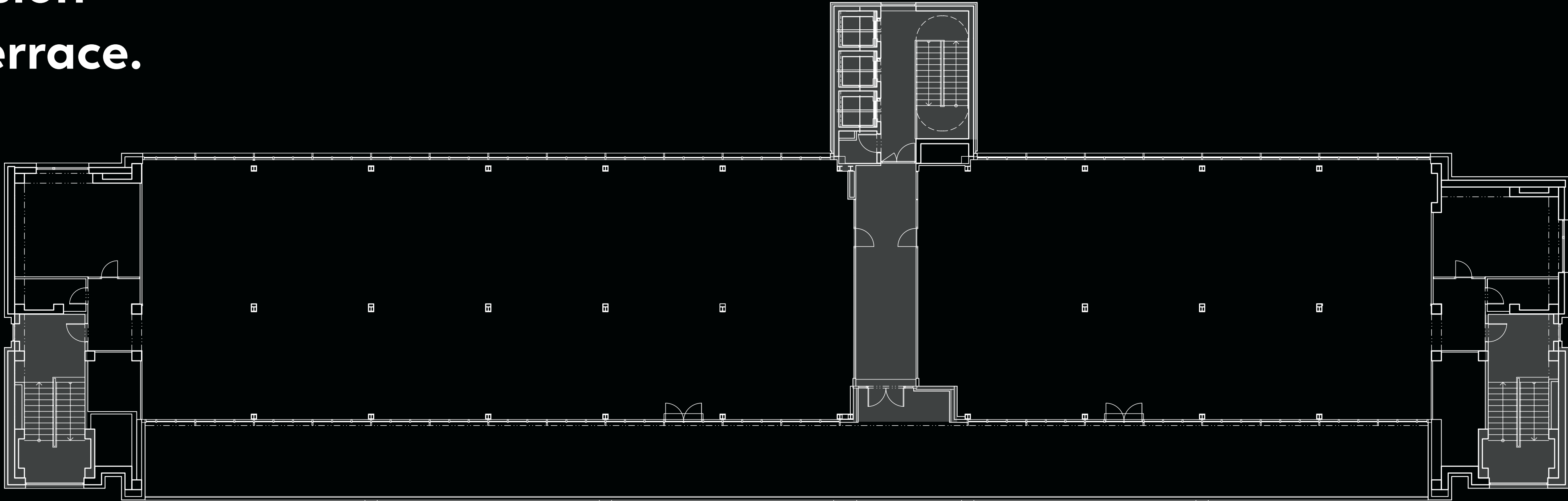
access provides secure entry to all floors, and spaces can be divided into as many as 4 separate units.

1463 sq m space per floor
Large openable windows
Up to 70 work places



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Top floor extension and terrace.



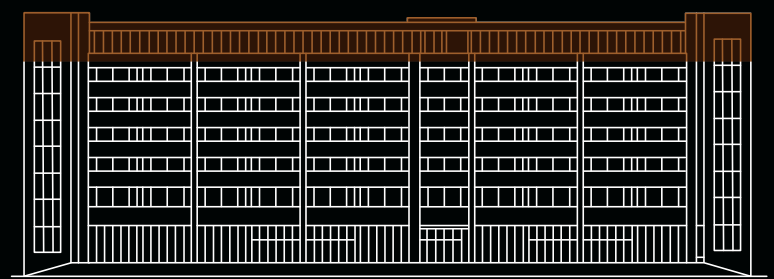
The new top floor is perfectly suited as a management or executive suite.

With private terraces and inspiring views, it is a prime VIP space for any serious business.

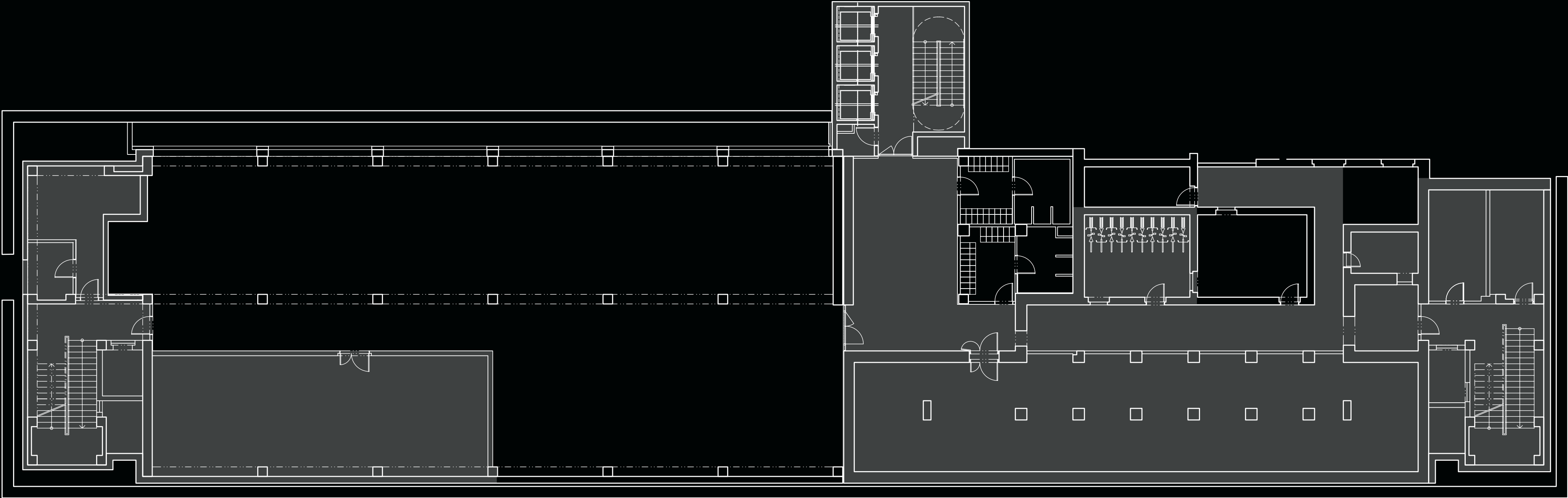
1202 sq m floor space

260 sq m terrace

Stunning views



UNIQ Basement.



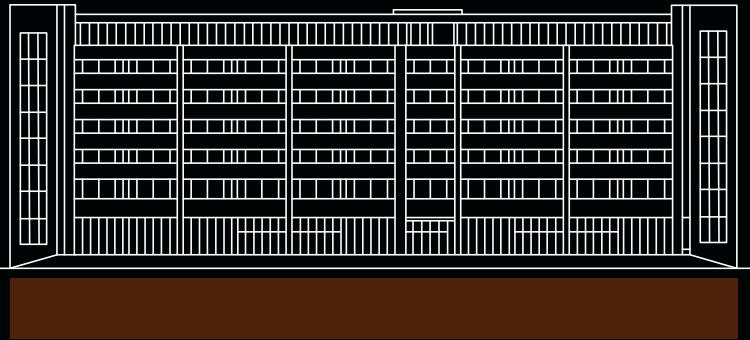
The basement offers incredible application potential, even a small cinema or just extra working space.

A fully fitted spa, with pool and bike storage facilities are planned features.

1136 sq m floor space

Bike storage

Fully fitted fitness room and spa



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and may be subject
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