ROOM TO THINK.
SPACE TO GROW.

Barnängshuset
Office Space
Nackagatan 4
Södermalm, Stockholm



BARN
ÄNGS
HUSET

SOME BUILDINGS ARE DESIGNED TO MAKE A GOOD FIRST IMPRESSION.

A 1917 MILL WITH NEARLY FIVE METRES OVERHEAD.

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BARNÄNGSHUSET — MORE THAN JUST AN OFFICE SPACE

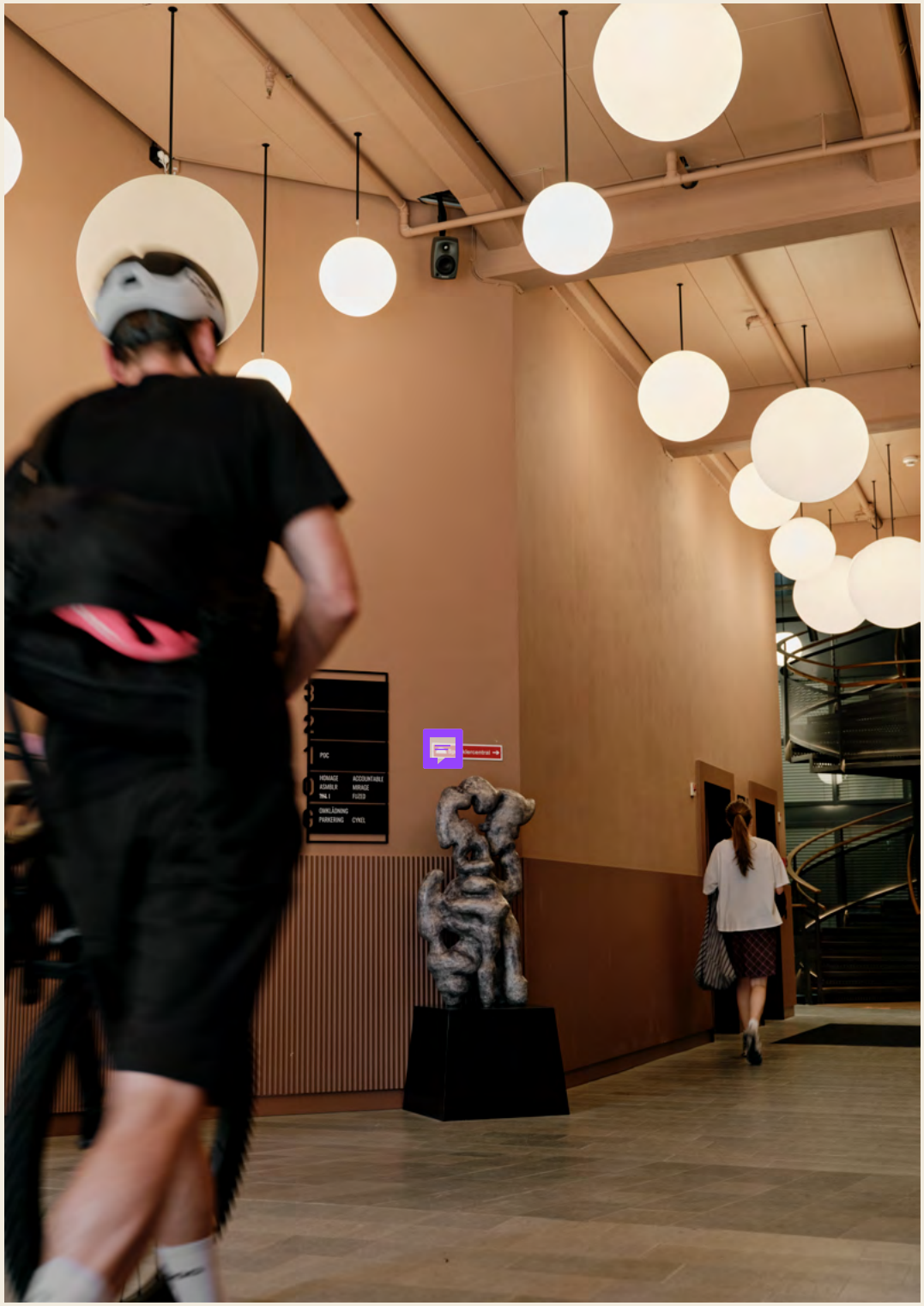
In a Stockholm that is constantly optimizing, positioning, and performing, there is an address that does something different. Here, you're not just leasing office space – you're securing a place for focus. In a district that is changing rapidly, there is a building that refuses to rush. As an old cotton spinning mill, its brick walls have witnessed creativity before – the hand following a pattern, the concentration that demands quiet, the kind of work that needs time to unfold.

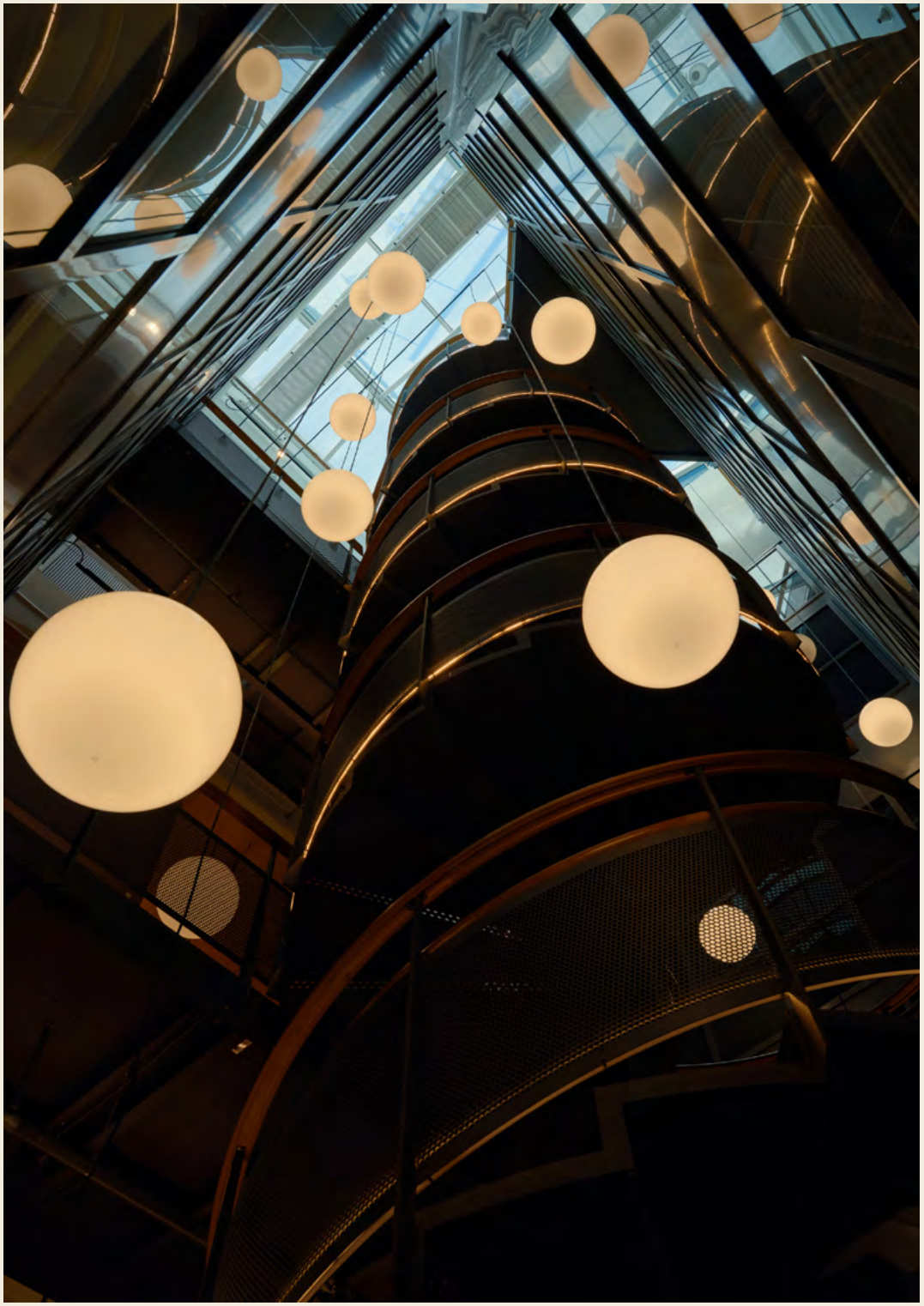
The ceilings are nearly five metres high because the machines needed the space. The windows run floor-to-ceiling because the workers needed to see. A century later, the machines are gone. The light stayed.





Barnängshuset, with its brick facade, is a landmark on Nackagatan.







The staircase spirals
into light.



Image contains AI-generated people.

WHY BARNÄNGSHUSET?

4.9-metre ceiling height. Not a specification – a condition. The distance between you and the ceiling when you actually need to think.

Windows from floor to ceiling. Not an amenity – a legacy. Built to bring daylight deep into the building long before anyone talked about workplace wellbeing.

BREEAM In-Use: Excellent. The kind of certification that means the building takes the same care of its environmental commitments as it does of the people working inside it.

EV charging in the garage. Because the decision to drive electric shouldn't depend on where you park.

Not a fixed layout – a starting condition. Roughly 10,000 sq m across three floors, available as individual suites from 322 sq m or combined into larger units – such as 2,619 sq m on floor 1 or 4,513 sq m on floor 2. Configure it or leave it open.

Adapted for everyone. Not a feature added later – a condition built in. The building meets full accessibility standards, so the question of who can work here has a straightforward answer.

District heating, solar panels, green electricity. Three systems working quietly in the background so the building's environmental commitments don't rely on the people inside remembering to make good choices.

Close to public transport. Not a consolation – a genuine advantage. Södermalm's connections make sustainable commuting the obvious choice.

EVERYTHING YOU NEED TO KNOW, FLOOR BY FLOOR

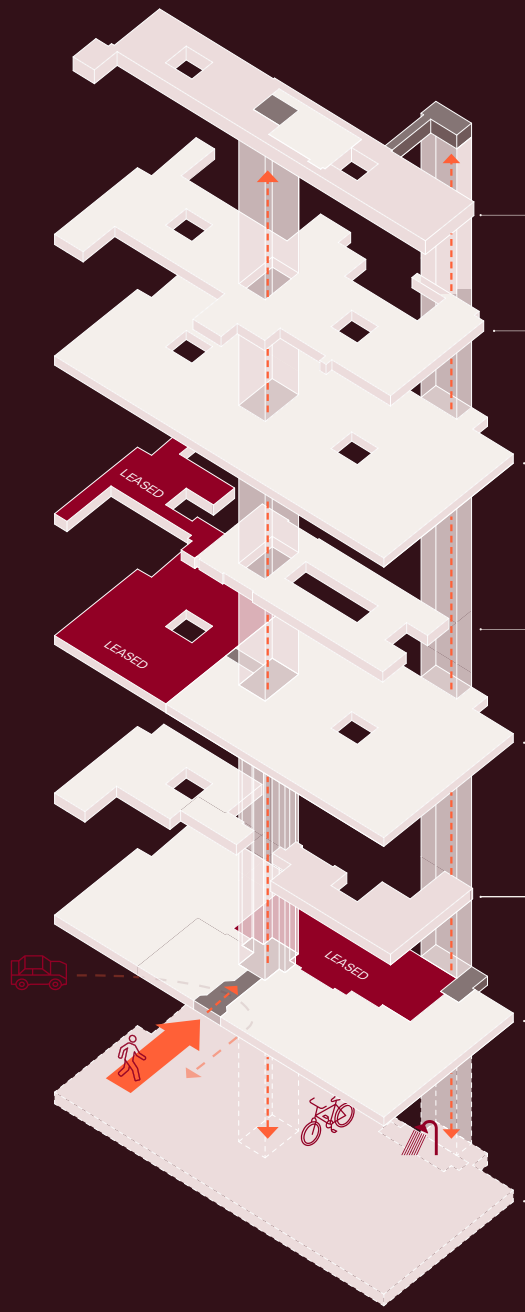
Suites can be leased individually or combined into larger units – up to one coherent workplace.

FLOOR 2	OFFICE SPACE	WORKSTATIONS	LETTABLE AREA
	Suite 9 (5–7 combined)	278	4,513 sq m
	Suite 7	150	1,102 sq m
	Suite 6	146	1,252 sq m
	Suite 5	224	2,113 sq m

FLOOR 1	OFFICE SPACE	WORKSTATIONS	LETTABLE AREA
	Suite 8 (3–4 combined)	158	2,619 sq m
	Suite 4	188	1,255 sq m
	Suite 3	175	1,330 sq m

FLOOR 0	OFFICE SPACE	WORKSTATIONS	LETTABLE AREA
	Suite 10	24	322 sq m
	Suite 2	177	1,424 sq m
	Suite 1	132	1,287 sq m

GARAGE PLAN	Car parking, bike parking, changing rooms



FLOOR 3
Technical room
Office

FLOOR 2, MEZZANINE
Office

FLOOR 2
Office

FLOOR 1, MEZZANINE
Office

FLOOR 1
Office

FLOOR 0, MEZZANINE
Office

FLOOR 0
Office

PARKING
Parking
Bike parking
Changing room

Project: Barnängshuset (Kv Barnängen)
Address: Nackagatan 4, Stockholm
Types of premises: Office
Year of construction: 1917
Year of renovation: Refurbished between 2019–2023
Total area: 12,306 sq m (Office, health care and storage)
Number of floors: 5 floors, including one level of underground parking
Available area: 10,085 sq m
Single tenant/whole single solution: Yes
Planned move-in date: According to agreement
Environmental certification: BREEAM In-Use: Excellent
Electricity: Own subscription
Waste: Available in the building
Agreement type: First-hand agreement
Agreement length: Upon agreement
Financial security: Upon agreement
Ventilation capacity: 1 person/8 sq m
Internet connection: Fibre
Car parking: 69 parking spaces (including 2 MC spaces)
Bicycle parking: 30 cycle stands
Electricity charging stations: 17 stations
Loading capabilities: Loading bay and goods lift
Storage: Available in the building
Changing room: Located on garage plan and refurbished in 2023.
EPC: Energy class C, 116 kWh/sq m per year



Image contains AI-generated people.

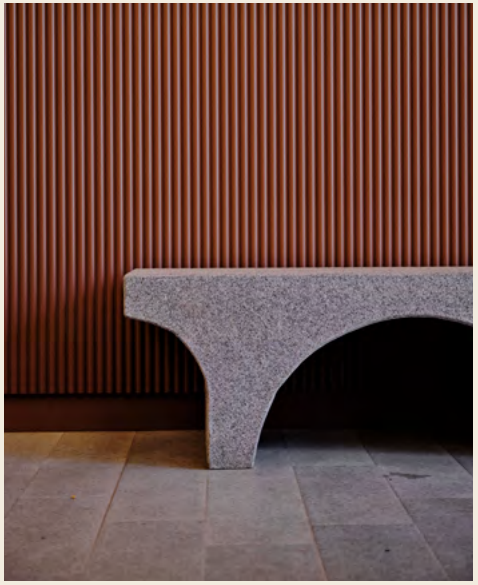
MATERIALS CHOSEN TO STAY

The brick outside set the palette inside. Shades of orange, red and rose shift in intensity, but never in warmth – a thread that runs through the building and ties every space back to itself.

The building keeps what was worth keeping. Original details were never meant to be replaced – only cared for. Solid oak, polished concrete, terrazzo, natural stone, steel – timeless quality, built into the material itself.

Glass and metal run in the same dark grey throughout. The same tone returns in the carpets, the tiles, the acoustic panels – quietly holding every room together.









The light transforms the room three times a day. Perfect conditions for thinking – and delivering.

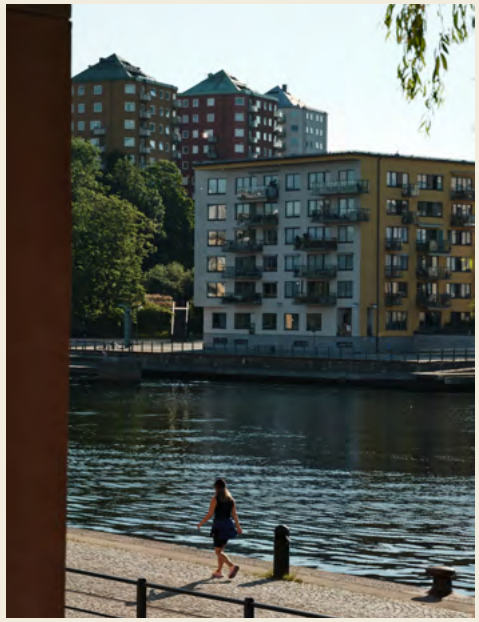
Shape the space to fit your needs and the way you work.



THE ADDRESS AND ITS SURROUNDINGS

Södermalm has always been where people come to make things. Not to be seen making things, but to actually make them. This has shaped a vibrant district known for its many bars and restaurants, as well as small independent shops and a bohemian atmosphere. Just below Vitabergsparken, in a quiet neighbourhood at the perfect distance from the city's buzz, Barnängshuset stands ready for new tenants who want to make things.

The area offers excellent transport connections, with commuter rail, metro, buses, and well-developed cycling routes. In 2030, the new metro's blue line will have a station right around the corner from you. That will place your office in one of Södermalm's most attractive locations.



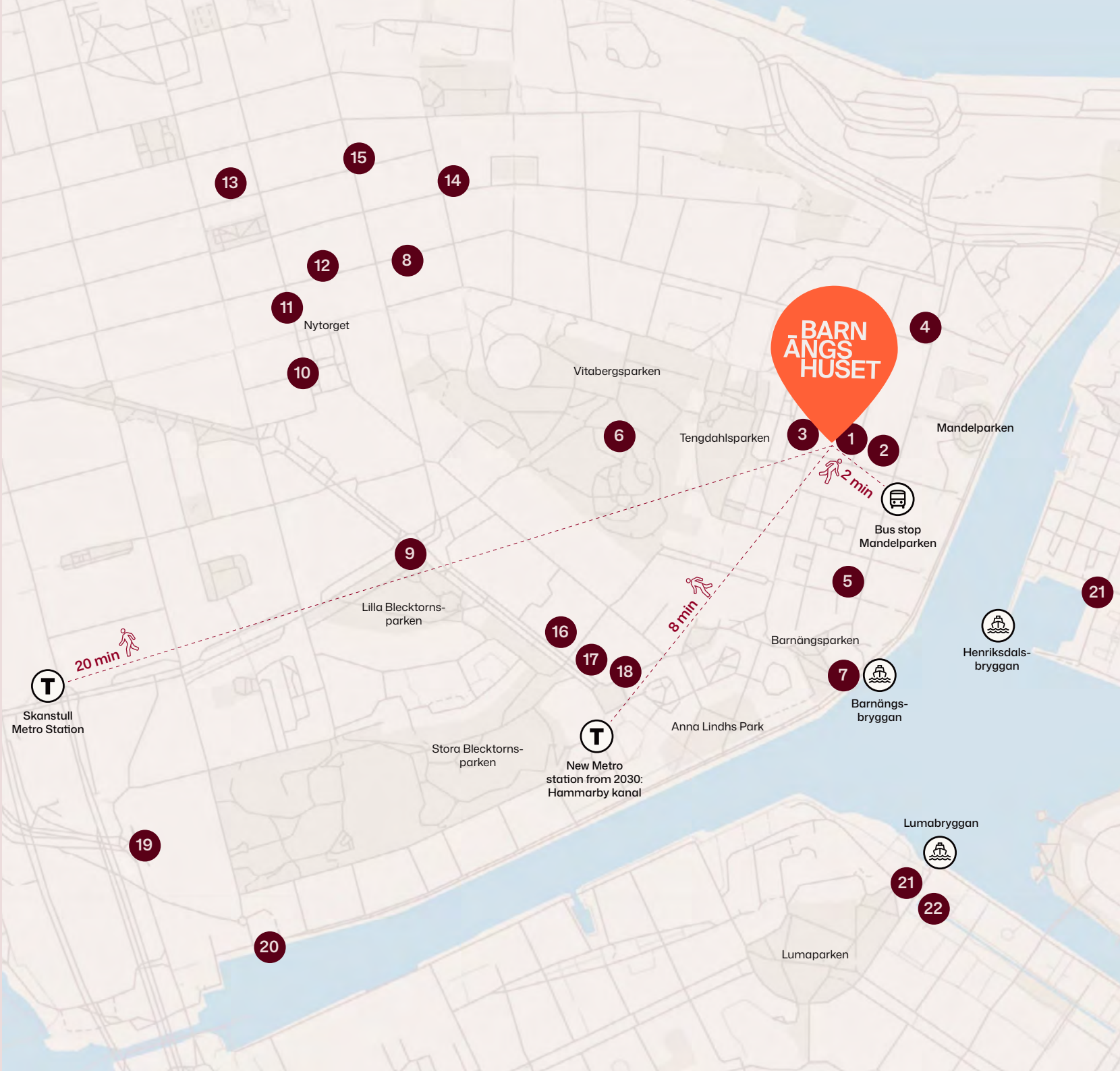
Nackagatan 4 is close to Vitabergsparken, local restaurants and the water.



Experience the absence of noise, right in the middle of Södermalm.

IN THE AREA

1. Balue, Coffee Bar
2. Sairu Sushi
3. Stella Pizza Restaurant
4. Lulu, Poke and Sushi Bar
5. Taza Artisan Café
6. Kajsas i Parken
7. Kajsas på Kajen, Ice cream café
8. Mormors Restaurant and Dumplings
9. Restaurant Bleck
10. Restaurant Nytorget
11. Urban Deli
12. Bar Agrikultur
13. Meatballs for the People
14. Cafe Nizza
15. Rot Shop & Kitchen
16. Svedjan, Bakery
17. Orion Theathre
18. STC Gym
19. Friskis & Svettis
20. Thaiboat
21. Nya Carnegiebryggeriet
22. Sjöstadens Marina Restaurant





ROT and Café Nizza – two of the many beloved neighbourhood haunts scattered around Nytorget, just steps from Nackagatan.





Vitabergsparken – a hilly park on eastern Södermalm in Stockholm, just a short walk from Barnängshuset.

NEARBY TRANSPORT LINKS AND TRAVEL TIMES

Bus stop Mandelparken Route 2 →	
Slussen	9 min
Kungsträdgården	15 min
Stureplan	19 min
Skanstull Metro station →	
Slussen	2 min
T-centralen	6 min
Hammarby kanal Metro station (2030) →	
Sofia	2 min
T-centralen	6 min
Barnängsbryggan →	
Lumabryggan	5 min
Henriksdalsbryggan	5 min





THE SUMMARY

Far from the noise – soon steps from the new metro station. BREEAM In-Use: Excellent. Three floors of floor-to-ceiling windows beneath 4.9-metre ceilings.

Nackagatan 4, Stockholm	A quiet neighbourhood at the perfect distance from the city's buzz.
Available area	From 322 to 10,085 sq m
Planned move-in date	According to agreement.
Year of construction: 1917	Refurbished between 2019–2023.
4.9-metre ceiling height	Enough space to actually think.
Close to public transport	Making sustainable commuting the obvious choice.

THE BEST WAY TO GET TO KNOW A BUILDING IS TO EXPERIENCE IT.

We'd love to show you around.
No pressure, no strings attached, just a chance to see if this is the right place for you.

Get in touch.
Nina de Besche
Managing Partner
nina.debesche@avantipartners.se
+46 733 49 87 46

barnangshuset.com



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