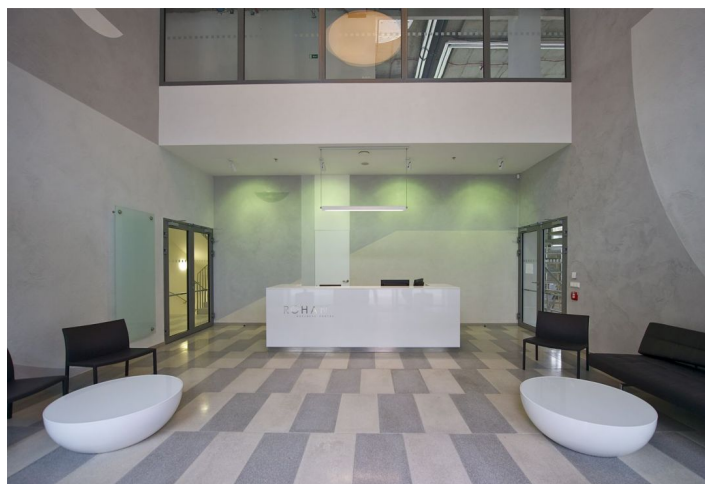




## Office space

€ 13.50 - 14.00 / m<sup>2</sup> | CZK 337 - 350 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží





## Office space

Prague 8, Karlín, Rohanské nábřeží

€ 13.50 - 14.00 / m<sup>2</sup> | CZK 337 - 350 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 101 CZK monthly per m <sup>2</sup> |
| Available area   | 196 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | EUR 100 / pp / month               |
| PENB             | G                                  |
| Reference number | 14916                              |

Offices for lease in A-Class building meets the highest international quality standards. The typical floor of 8 story building is 1.260 sq m and offers maximum comfort for its occupiers. The building was designed with the prospect of coming requirements for space efficiency and flexibility, allowing tenants to choose an office layout according to their needs.

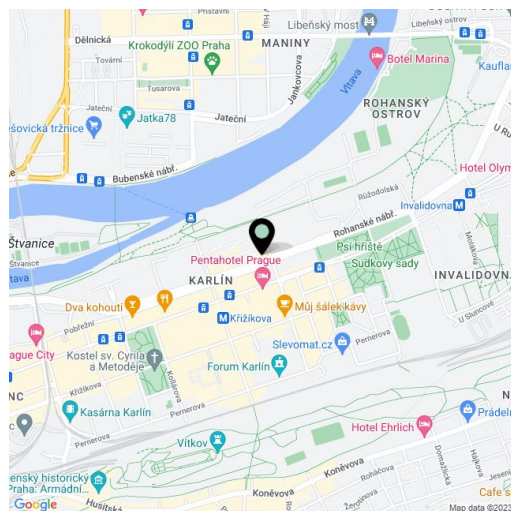
**Location:**

Located in the attractive Prague 8 – Karlín quarter, this new administrative project provides excellent accessibility by the adjacent tram and B-line underground stations ('Florenc' and 'Křižíkova'). With its perfect accessibility by car towards the North-South arterial road and, consequently, D1 and D8 highways, Building brings you to the international Airport Václav Havel within less than 30 minutes. This location is renowned for its well established infrastructure and adjoining post offices, shops, restaurants, fitness, hotels etc.

**Features and Services:**

Flexible layout with possibility to create units from 150 sq m, effective office grid 1,3m, 2 separate entrances with representative reception lobby, 3m ceiling clear height, suspended ceilings with lighting, raised floors, quality carpeting, air conditioning (4-pipe fan coil system, openable windows, external sun blinds, terraces, 3 modern lifts, 24/7 security service, magnetic card access, professional on-site property management, optical cabling, separate kitchen in each office section, underground parking.

Rental price **EUR 13.50 – 14.00/m<sup>2</sup>/month**. Rental and service charges are listed without VAT. Lessee pays no commission.



**Office space**

Prague 8, Karlín, Rohanské nábřeží

**€ 13.50 - 14.00 / m<sup>2</sup> | CZK 337 - 350 / m<sup>2</sup>**