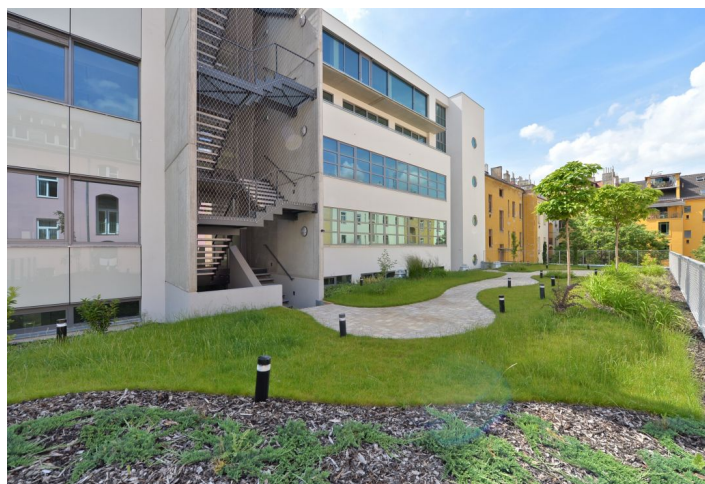




## Office space

Prague 8, Karlín, Šaldova

€ 14.90 - 15.69 / m<sup>2</sup> | CZK 375 - 395 / m<sup>2</sup>





## Office space

Prague 8, Karlín, Šaldova

€ 14.90 - 15.69 / m<sup>2</sup> | CZK 375 - 395 / m<sup>2</sup>

|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 90 CZK monthly per m <sup>2</sup> |
| Available area   | 465 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | CZK 3 000 / ps / month            |
| PENB             | C                                 |
| Reference number | 21420                             |

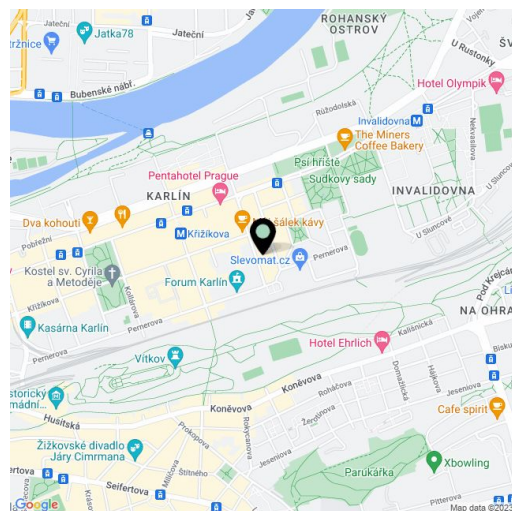
Office premises for lease on the 2nd floor in the completely renovated, originally Functionalist building from the 40s of the 20th century situated in an attractive location of Prague 8. The building with a modern addition and a peaceful courtyard garden.

**Location:**

This sought after commercial & residential neighborhood that so uniquely combines a bustling, young vibe with a professional setting is very easily accessible by car and public transport – the Křižíkova metro station (line B), tram and bus stops are located about a 5-minute walk away. Easy connection to the city center and to the D8 highway.

**Features and Services:**

- Air-conditioning - cooling beams
- Suspended ceilings
- Raised floors
- External blinds
- Garden in the courtyard
- Kitchenette and toilets on each floor
- Central reception
- 24-hour security service
- Magnetic card access
- Lifts
- Storage space
- CCTV, EZS, EPS
- Underground parking



This top destination for businesses and residences boasts an array of some of the city's most popular bistros and cafes, a diverse range of shops and services, medical facilities, banks, and the multifunctional Forum Karlín complex. Karlinské náměstí and the nearby towering Vítkov Hill, which separates the Karlín and Žižkov neighborhoods, offers peaceful green areas for unwinding and relaxing.

Neighborhood Establishments: Peter's Burger Pub, Bistro PROTI PROUDU, Hostinec u Tunelu, Fresh Cube, RedHotChilli-Vietnamese Bistro, Můj šálek kávy, Tea Mountain and others.

Rental price **CZK 375 m<sup>2</sup>/month**. Rental and service charges listed without VAT. Lessee pays no commission.



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