



## Office space

Prague 8, Karlín, Pernerova

€ 14.50 - 16.00 / m<sup>2</sup> | CZK 363 - 400 / m<sup>2</sup>







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Service price	75 CZK monthly per m <sup>2</sup>
Available area	438 m <sup>2</sup>
Cellar	-
Terrace	288 m <sup>2</sup>
Parking	EUR 120 / ps / month
PENB	G
Reference number	22502

Office premises for lease on the 5th floor in a new administrative complex consists of two inter-connected buildings and situated in an attractive location in Prague 8 - Karlín. The complex, which is in the shape of a butterfly, boasts a beautiful green facade and offers 1,600 m<sup>2</sup> of vertical gardens and 500 m<sup>2</sup> of roof terraces. The building was designed by architect David Chisholm from the renowned international atelier CMC architects.

**Location:**

Excellent transport accessibility by car and public transport – in vicinity of the Křižíkova metro station (line B) / tram stops and is within walking distance of the city center. The Florenc bus station and the main train station, Hlavní nádraží, are just 20 minute walk away. The complex is connected to the Prague ring and other central communications of the city. This location offers all facilities, services and activities for leisure.

**Features and Services:**

- BREEAM Excellent certification
- Central reception desk
- Open space with efficient modular system of 1,35 m
- Clear office height 3 m
- Openable windows
- Modern technologies - cooling beams for heating and cooling
- Internal sun-blinds and external shading panels
- Double floor including floor boxes for electrical installations
- Sophisticated Building Management System
- Retail space on ground floor, canteen and cafe
- Underground storage space
- Empowerment of GSM signal
- Bicycle parking with showers and lockers
- Underground parking

**Available from Q4 2017.**

Rental and service charges listed without VAT. Lessee pays no commission.

