



# Office space

Prague 8, Karlín, Pernerova

Rented





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Service price	130 CZK monthly per m <sup>2</sup>
Available area	96 m <sup>2</sup>
Cellar	-
Parking	EUR 130 / pp / month
PENB	A
Reference number	100862

Office space for lease on the ground floor in the new Butterfly administrative complex 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. BREEAM Excellent certification.

#### 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:

- Central reception desk and security service 24/7
- Open space with efficient modular system of 1,35 m
- Clear office height 3 m
- Openable windows, internal sun-blinds and external shading panels
- Modern technologies - cooling beams for heating and cooling
- Double floor including floor boxes for electrical installations
- Canteen and cafe, storage space, bicycle parking with showers and lockers
- Underground parking

Photos may not represent the actual condition of the premises.

#### Under offer.

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

