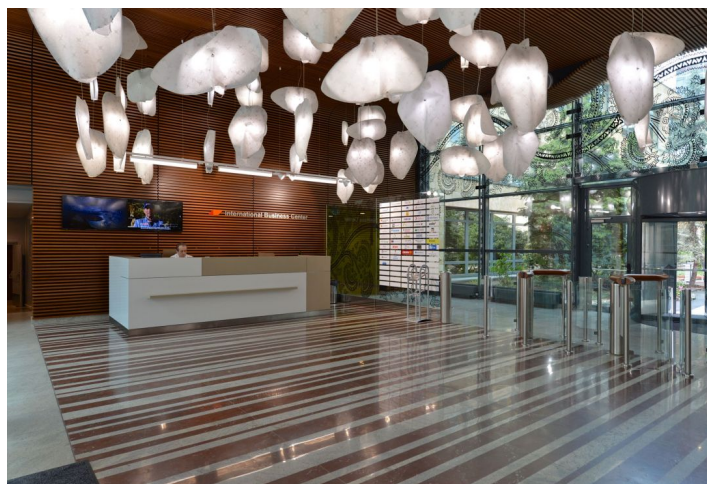




# Office space

Praha 8, Karlín, Pobřežní

Rented





## Office space

Praha 8, Karlín, Pobřežní

**Rented**

<b>Service price</b>	145 CZK monthly per m <sup>2</sup>
<b>Available area</b>	809 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 140 / pp / month
<b>Reference number</b>	100925

Office space for lease on the 9th floor in this project completed in 2003 features three buildings situated in an attractive area of Prague 8 – Karlín. The complex received BREEAM In-Use certification.

### Location:

Easily accessible by car and public transport – the building is situated just a few steps from the city center, close to the Florenc metro/bus station (line B, C) in close vicinity of tram and bus stops. Easy connection to the north-south access with excellent access to the south-north highway. The building is adjacent to Hilton Hotel, which offers top restaurant, hotel and other services.

### Features and Services:

- 24/7 access to the building
- Permanent onsite property management and security
- Fully air-conditioned offices
- Meeting room at disposal
- Flexible office layout
- Cable trunking
- Optical cables
- Possibility to use conference facilities and Fitness Club in the Hilton Hotel
- Banking, post office, office suppliers
- Canteen and pre-school services
- Underground parking

### Available from Q1 2024.

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

