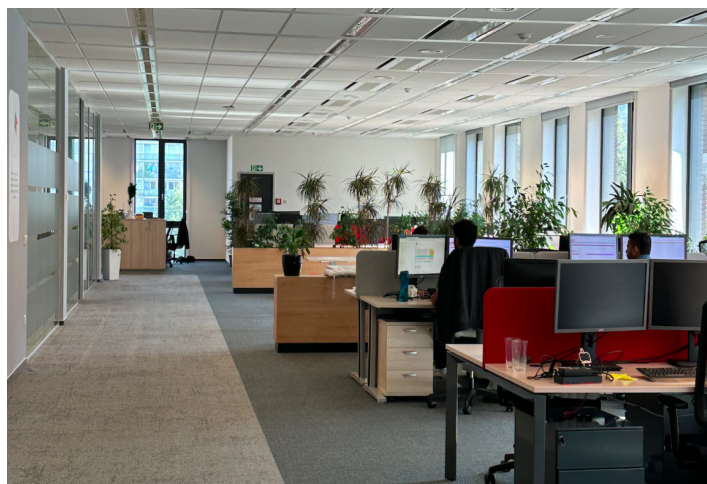
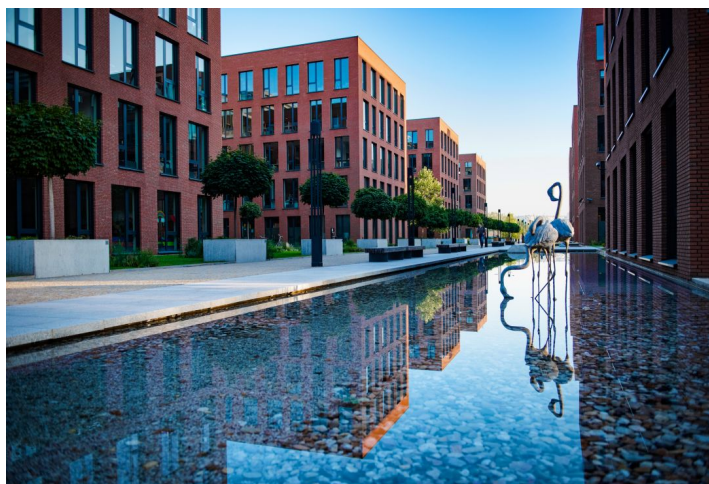




## Office space

Prague 8, Karlín, Sokolovská

Ask for price





## Office space

Prague 8, Karlín, Sokolovská

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Available area	470 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	A
Reference number	103130

Office space for sublease until November 2025 on the 3rd floor in an office building, which is consisting of six separate buildings, relaxation areas with ample green space and water features complemented by sculptural works. For prospective tenants, there are two cafeterias, a coffee shop, a bike room with restrooms, elevators, separate kitchens in each unit or a 24-hour reception and security. The building has received BREEAM in Use certification. Furniture option. The space is suitable for 40 - 50 workplaces.

### Location:

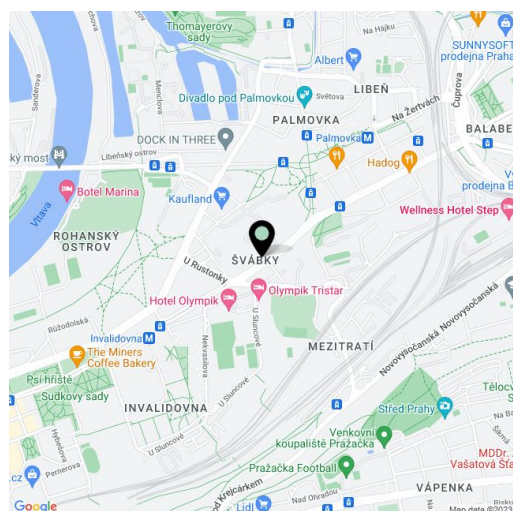
Great accessibility by car and public transportation – in close vicinity of the Invalidovna metro station (line C), and tram stops, also conveniently located to the north-south highway with easy access to the D1 and D8 highways.

### Features and Services:

- BREEAM certification
- 24/7 reception & security service
- Card access
- CCTV
- Individual temperature control in each room
- Openable windows
- External sun-blinds with electrical control
- Raised floor with floor boxes
- ISDN telephone lines with Internet connection possibility
- Kitchenette
- Electronic smoke detectors
- Underground storage possible
- 2 canteens & cafeteria within the project
- 2 bicycle storage areas including sanitary facilities

### Ready to move-in.

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





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