



## Office space

Prague 8, Karlín, Pobřežní

Rented





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|                         |                                    |
|-------------------------|------------------------------------|
| <b>Service price</b>    | 160 CZK monthly per m <sup>2</sup> |
| <b>Available area</b>   | 663 m <sup>2</sup>                 |
| <b>Cellar</b>           | -                                  |
| <b>Parking</b>          | CZK 3 300 / ps / month             |
| <b>PENB</b>             | Not required                       |
| <b>Reference number</b> | 103617                             |

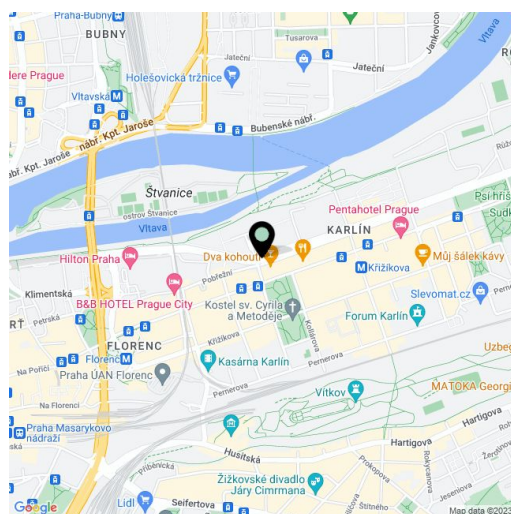
Office space for sublease on the 2nd floor in an administrative building situated in Prague 8. This architecturally unique project, which is the dominant feature of the entire district, is a modern interpretation of Czech Cubism. The building was built according to the acclaimed Swiss architectural office EM2N. It offers quality and high standard premises and also a parking space on 3 underground floors.

### Location:

The building is situated on the border of the original Karlín area, on the corner of the Pobřežní and Šaldova streets and is easily accessible by car and public transport. In close vicinity of the Křižíkova metro station (line C) and tram stops. Easy connection to the city center and the D8 highway.

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.

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





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