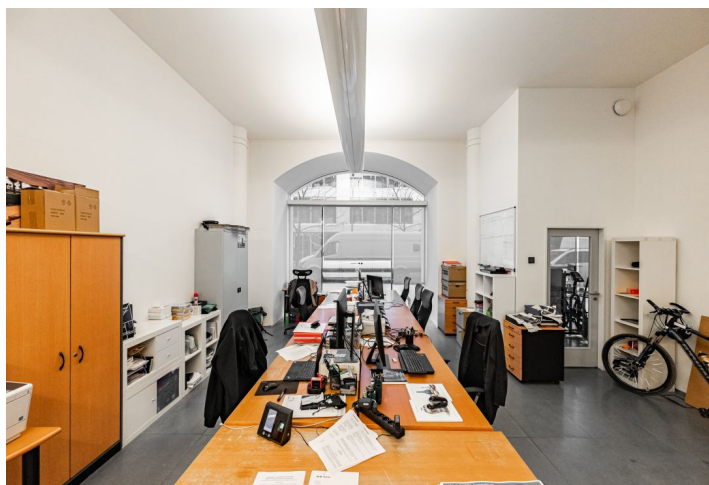
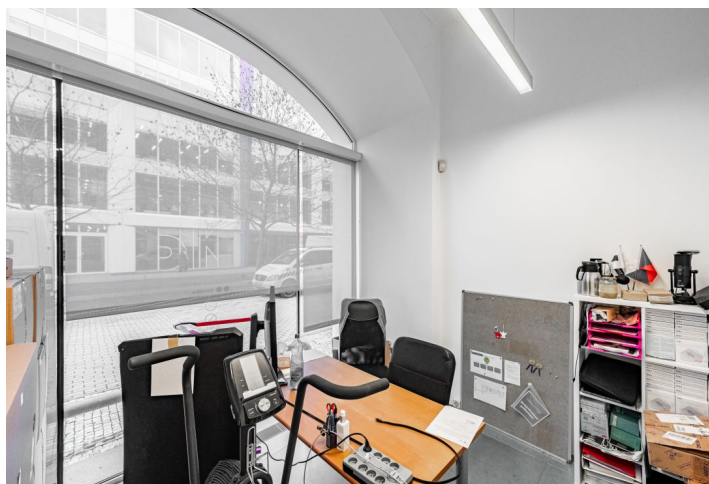




## Retail space

Praha 8, Karlín, Křižíkova

Rented





Praha 8, Karlín, Křižíkova

Service price	170 CZK monthly per m <sup>2</sup>
Available area	175 m <sup>2</sup>
Parking	Yes
PENB	Not required
Reference number	103636

**Non-residential space for sublease from the 1st April 2024 to 31st October 2027 on the ground floor of the building with its own entrance from the street. The space is situated in the administrative building, which originated from the revitalization of an industrial space and is situated in a popular location in Prague 8 - Karlín. The area of the former factory from the 19th century has been fully reconstructed. The creator of the project is the famous architect Ricardo Bofill; the building was awarded "Building of the Year 2001."**

The space is divided into 2x open space and 2x separate room. Suitable for office or showroom with its own facilities. A contribution of EUR 9,100 can be used for the subtenant's building improvements.

#### Location:

Very good accessibility by car and public transport – the Křižíkova metro station (line B) and a tram stop are just a few minutes on foot from the space; easy connection to the D8 highway, Prague ring road and the city center.

#### Features and Services:

- Air Conditioning
- Central heating
- Representative reception
- 24/7 security
- Modern elevators
- Card access
- Fire protection system
- Parking in underground garages
- Social facilities
- Own kitchenette
- Double floor
- 2x entrance - from the street and through the central reception

#### Under offer.

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

