



# Office space

Prague 8, Karlín, Thámova

€ 14.50 / m<sup>2</sup> | CZK 365 / m<sup>2</sup>



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<b>Service price</b>	125 CZK monthly per m <sup>2</sup>
<b>Available area</b>	728 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	from EUR 135 / ps / month
<b>PENB</b>	D
<b>Reference number</b>	103959

Office space for lease on the 1st floor in an administrative building located in the atmospheric area of old Karlín, Prague 8. This sought after commercial & residential neighborhood that so uniquely combines a bustling, young vibe with a professional setting is conveniently close to Prague's center – it's just an easy 10-minute walk away. Furthermore, the Křižíkova (line B) metro station is a two-minute walk away and there is easy connection by car to the D8 motorway and city center.

Direct energy consumption - separate billing according to actual consumption.

**Location:**

Easy accessibility by public transport and by car. The metro station Křižíkova (line B), the tram stop Křižíkova and Urxova; easy connection to the D8 expressway and the city centre.

**Features and Services:**

- Central reception
- 24-hour security
- Camera system
- Lowered ceilings
- Air Conditioning
- Central heating
- Electronic smoke detectors
- Separate kitchens and toilets on each floor
- Meeting rooms
- Parking, parking ratio 1:100

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



