



## Office space

€ 21.80 / m<sup>2</sup> | CZK 551 / m<sup>2</sup>

Praha 8, Karlín, Rohanské nábřeží





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|                  |                    |
|------------------|--------------------|
| Available area   | 333 m <sup>2</sup> |
| Cellar           | -                  |
| Parking          | Yes                |
| PENB             | Not required       |
| Reference number | 104838             |

**Fully furnished office space for sublease until the 31st of March 2027 on the 5th floor in an administrative complex consisting of three buildings located in a popular area of Prague 8 - Karlín on a small square full of greenery.**

The space consists of an open space (147 sq. m), two offices (45 sq. m each) in the middle of the space with access to a common kitchen and two offices (22 sq. m each) in the corridor.

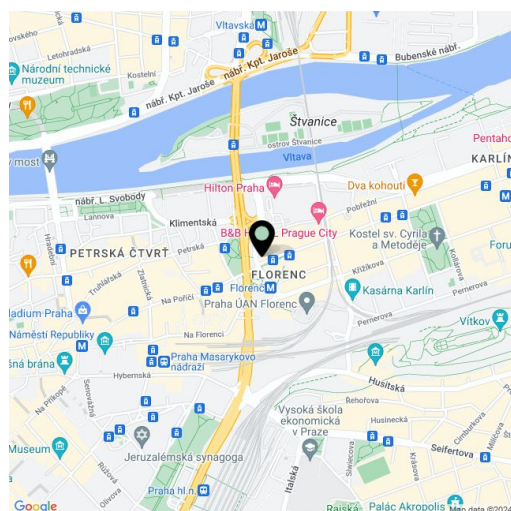
### Location:

Excellent accessible by car and public transport – the building is situated next to the Invalidovna metro station (line B), in vicinity of tram stops. The position of the building offers very good connection to the city center and easy access to D1 and D8 highway.

### Features and Services:

- Air Conditioning
- Openable windows
- Double floor
- Central reception
- Parking spaces
- Lift
- Security 24/7
- Large shared kitchenette

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





**1st part – 87.62 m<sup>2</sup> - available to rent from: NOW**

**2nd part - 333.017 m<sup>2</sup> - available to rent from: 1. 11. 2024**

**3rd part – 330.67 m<sup>2</sup> - available to rent from: 1. 10. 2024**

**4th part – 337.08 m<sup>2</sup> - available to rent from: 1. 10. 2024**