



# Office space

Prague 8, Karlín, Rohanské nábřeží

Rented





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Available area	670 m <sup>2</sup>
Cellar	-
Parking	Yes
PENB	Not required
Reference number	104839

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 can be leased by units or as a whole. It also includes a large shared kitchen.

**The second (333.017 sq. m) and fourth (337.08 sq. m) part or second (333.017 sq. m) and third (330.67 sq. m)**

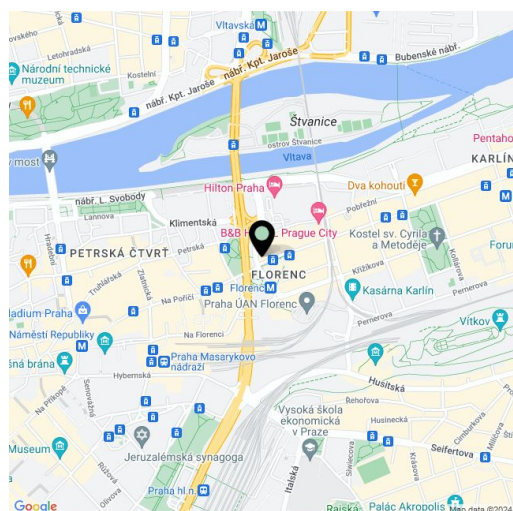
### Location:

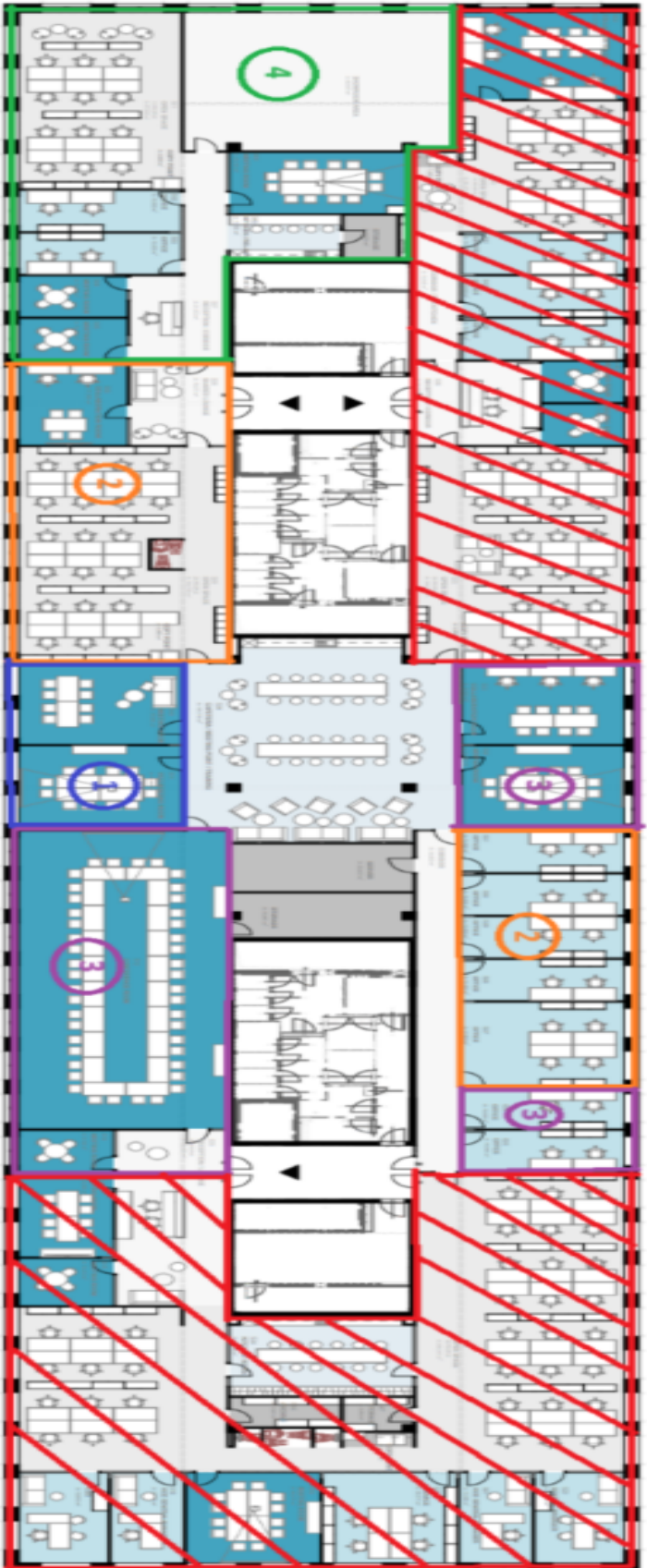
Excellent accessible by car and public transport – the building is situated next to the Invalidovna metro station (line B), in vicinity of tram stops. The position of the building offers very good connection to the city center and easy acces to D1 and D8 highway.

### 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 m2 - available to rent from: NOW**

**2nd part - 333.017 m2 - available to rent from: 1. 11. 2024**

**3rd part– 330.67 m2 - available to rent from: 1. 10. 2024**

**4th part – 337.08 m2 - available to rent from: 1. 10. 2024**