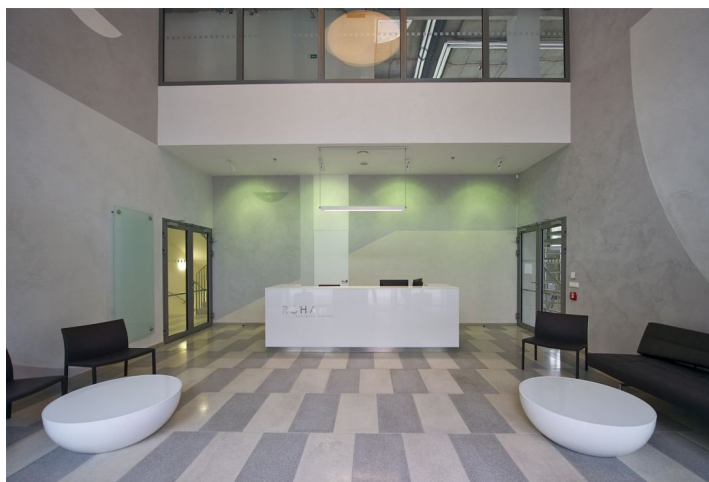


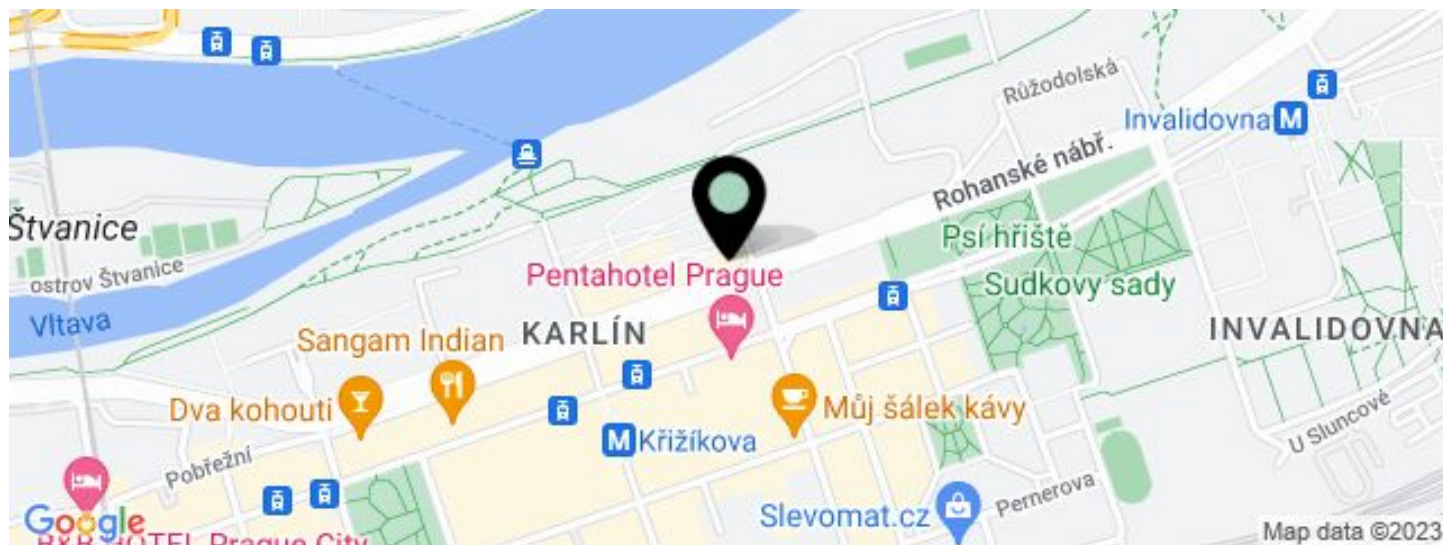


## Office building

667 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

€ 17.10 / m<sup>2</sup> | CZK 432 / m<sup>2</sup>



**Office building****€ 17.10 / m<sup>2</sup> | CZK 432 / m<sup>2</sup>**667 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	667 m <sup>2</sup>	115 CZK monthly per m <sup>2</sup>	125 115 / pp / month	€ 17.10 / m <sup>2</sup>

**Office building**667 m<sup>2</sup>, Prague 8, Karlín, Rohanské nábřeží**€ 17.10 / m<sup>2</sup> | CZK 432 / m<sup>2</sup>**

Service price	115 CZK monthly per m <sup>2</sup>
Total building area	7 105 m <sup>2</sup>
Tenant consumption	—
Parking	125 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	14706

**A-Class building with 8 floors and 8.300 m<sup>2</sup> of offices to let. There is more than 750 m<sup>2</sup> dedicated for retail usage. Offices meets the highest international quality standards.**

The building was designed with the prospect of coming requirements for space efficiency and flexibility, allowing tenants to choose an office layout according to their needs. The typical floor is 1.260 m<sup>2</sup> and offers maximum comfort for its occupiers.

**Location:**

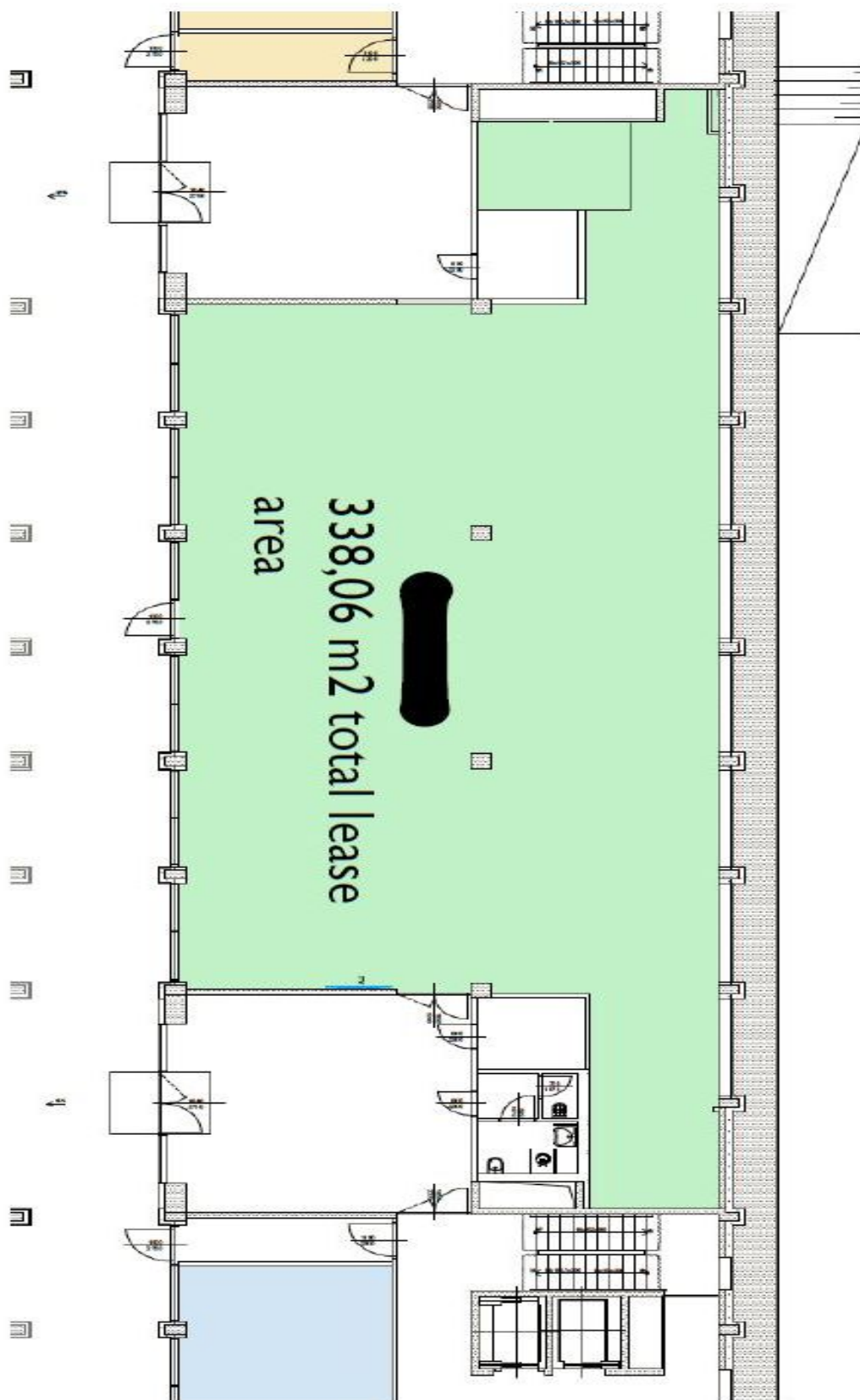
Located in the attractive Prague 8 – Karlín quarter, this new administrative project provides excellent accessibility by the adjacent tram and B-line underground stations ('Florenc' and 'Křižíkova'). With its perfect accessibility by car towards the North-South arterial road and, consequently, D1 and D8 highways, Building brings you to the international Airport Václav Havel within less than 30 minutes. This location is renowned for its well established infrastructure and adjoining post offices, shops, restaurants, fitness, hotels etc.

**Features and Services:**

24/7 Access  
 Access Control  
 Air Conditioning  
 Green Certification  
 Monitoring  
 Openable Windows  
 Outdoor shades  
 Parking  
 Raised Floor  
 Reception  
 Suspended Ceiling  
 Ventilation

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









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