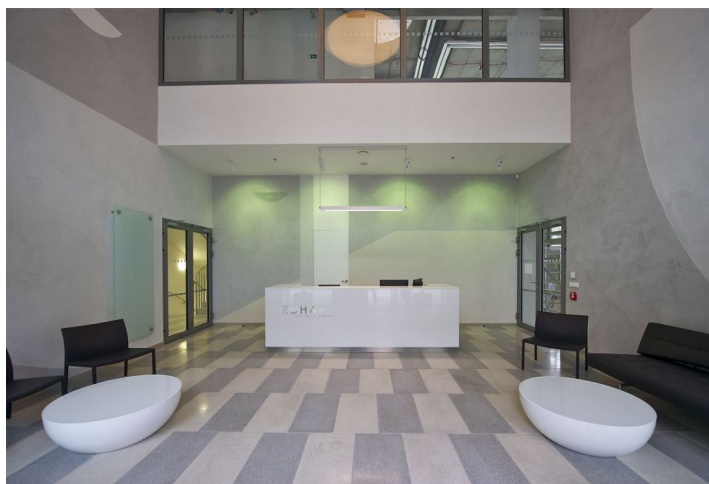


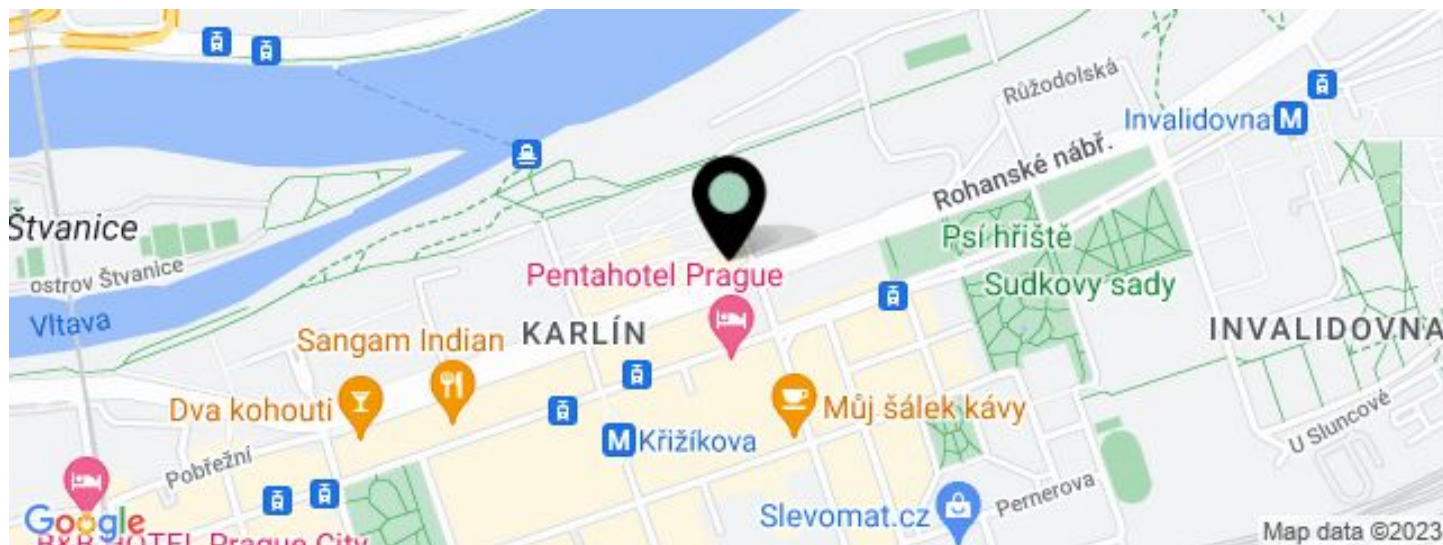


Office building

370 m², Prague 8, Karlín, Rohanské nábřeží

€ 17.80 / m² | CZK 447 / m²



**Office building****€ 17.80 / m² | CZK 447 / m²**370 m², Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	370 m ²	115 CZK monthly per m ²	125 115 / pp / month	€ 17.80 / m ²

**Office building****€ 17.80 / m² | CZK 447 / m²**370 m², Prague 8, Karlín, Rohanské nábřeží

Service price	115 CZK monthly per m ²
Total building area	7 105 m ²
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 m² of offices to let. There is more than 750 m² 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 m² 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

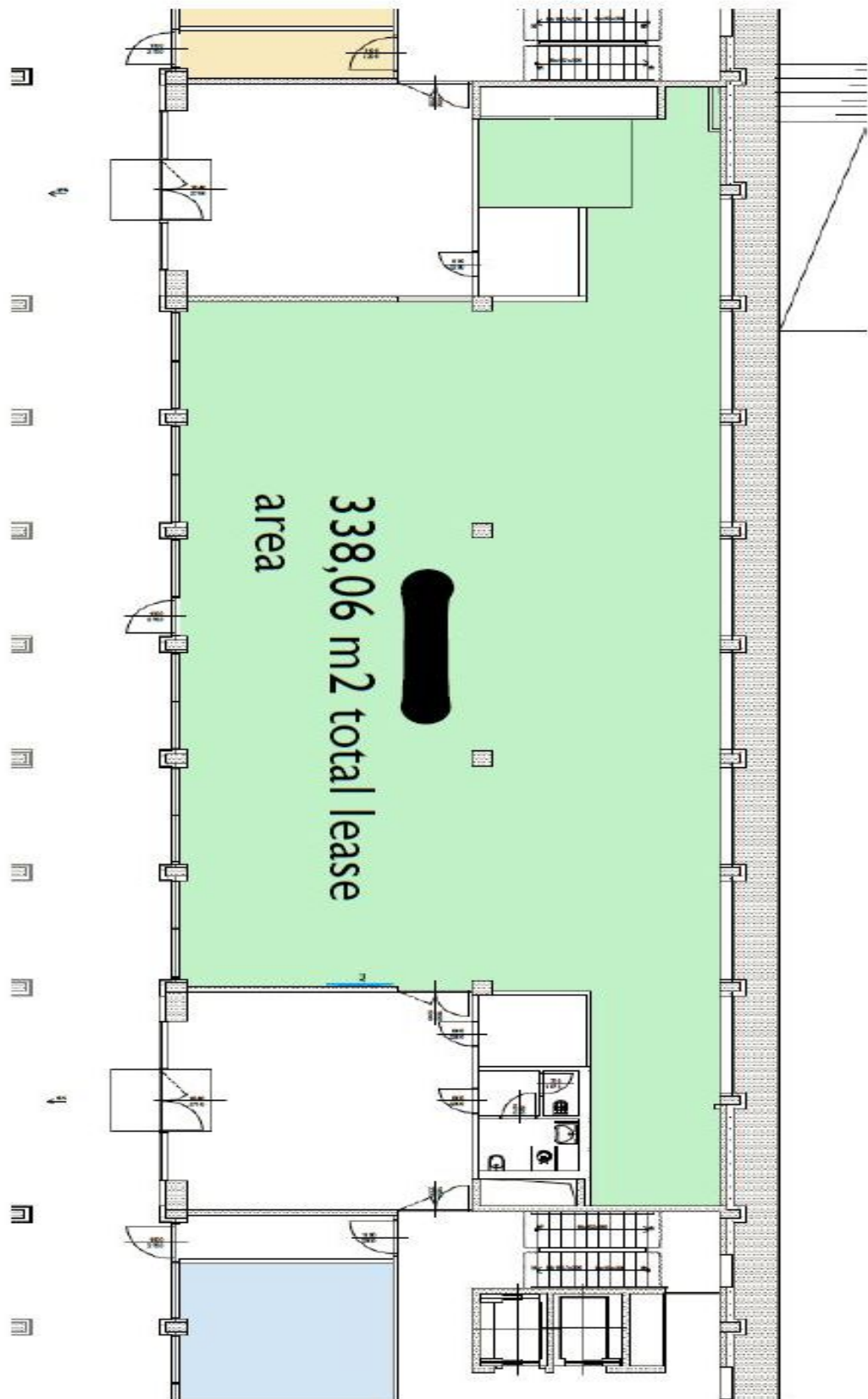
Rental and service charges are listed without VAT. Lessee pays no commission.



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