# svoboda@williams



Office space

Prague 8, Karlín, Křižíkova

## Rented









Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 23. 02. 2025, 04:41

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Service price	170 CZK monthly per m <sup>2</sup>
Available area	175 m²
Cellar	_
Parking	EUR 130 / pp / month
PENB	Not required
Reference number	14960



Non-residential space for sublease from the 1st April 2024 to 31st October 2027 on the ground floor of the building with its own entrance from the street. The space is situated in the administrative building, which originated from the revitalization of an industrial space and is situated in a popular location in Prague 8 - Karlín. The area of the former factory from the 19th century has been fully reconstructed. The creator of the project is the famous architect Ricardo Bofill; the building was awarded "Building of the Year 2001."

The space is divided into 2x open space and 2x separate room. Suitable for office or showroom with its own facilities. A contribution of EUR 9,100 can be used for the subtenant's building improvements.

#### Location:

Very good accessibility by car and public transport – the Křižíkova metro station (line B) and a tram stop are just a few minutes on foot from the space; easy connection to the D8 highway, Prague ring road and the city center.

#### **Features and Services:**

Air Conditioning Central heating Representative reception 24/7 security Modern elevators Card access Fire protection system Parking in underground garages Social facilities Own kitchenette Double floor 2x entrance - from the street and through the central reception

#### Under offer.

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

## Rented

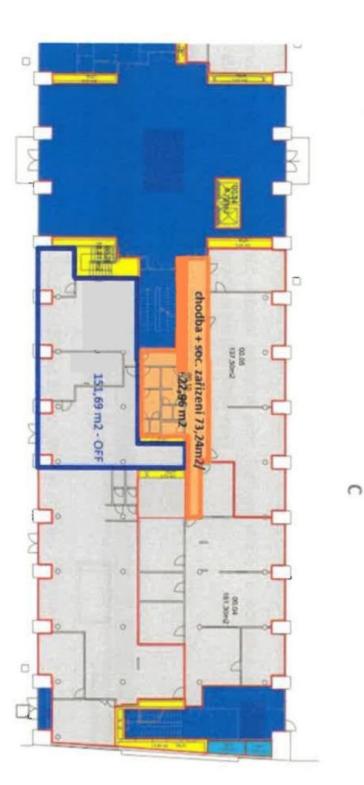
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