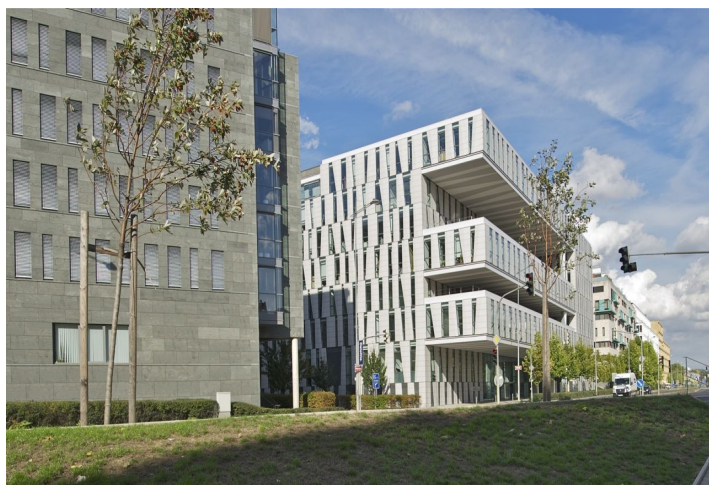




**Office space**

€ 19.00 - 21.00 / m<sup>2</sup> | CZK 481 - 531 / m<sup>2</sup>

Praha 8, Karlín, Karolinská



**Office space**

Praha 8, Karlín, Karolinská

**€ 19.00 - 21.00 / m<sup>2</sup> | CZK 481 - 531 / m<sup>2</sup>**

<b>Service price</b>	140 CZK monthly per m <sup>2</sup>
<b>Available area</b>	290 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 155 / pp / month
<b>PENB</b>	G
<b>Reference number</b>	14989

The high-quality administrative center offers office space for lease on the 1st floor. Energy efficient and environmentally friendly building, saves approx. 40% of energy compare to conventional office buildings and at the same time provides healthier quality of internal climate. Significant savings on operation cost.

**Location:**

Prominent river side location with good access to the highway D1, D8 and to the city centre. Excellent access by public transport provides tram stops nearby and metro stations Florenc and Křižíkova (line B).

**Features and services:**

- Sprinklers
- Raised floor
- Modern air-conditioning system
- Underground parking
- High flexible floor plan-dividable
- 24 hours security
- CCTV
- Magnetic card access
- External and internal terraces
- Visitors parking
- DGNB certificate

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

