



**Office space**

**€ 19.00 - 21.00 / m<sup>2</sup> | CZK 477 - 528 / m<sup>2</sup>**

Prague 8, Karlín, Rohanské nábřeží č.ev.





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Service price	140 CZK monthly per m <sup>2</sup>
Available area	1 424 m <sup>2</sup>
Cellar	-
Terrace	88 m <sup>2</sup>
Parking	EUR 155 / pp / month
PENB	G
Reference number	14990

Office space for lease on the 2nd floor situated in an administrative complex of premium quality. The building is characterized by its energy efficiency and environmental friendliness - it uses advanced technologies to reduce operating costs. It achieves energy savings of up to 40% compared to conventional office buildings while guaranteeing a higher standard of indoor climate. The space includes two spacious terraces of 48 sq. m and 40.4 sq. m.

**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
- Terraces

Images might not accurately reflect the current state of the premises.

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

