



Office space

€ 19.00 - 21.00 / m<sup>2</sup> | CZK 480 - 530 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží





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Service price	140 CZK monthly per m <sup>2</sup>
Available area	444 m <sup>2</sup>
Cellar	-
Terrace	108 m <sup>2</sup>
Parking	EUR 155 / pp / month
PENB	G
Reference number	14991

Office space for lease on the 3rd 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 terrace of 108 sq. m.

### Location:

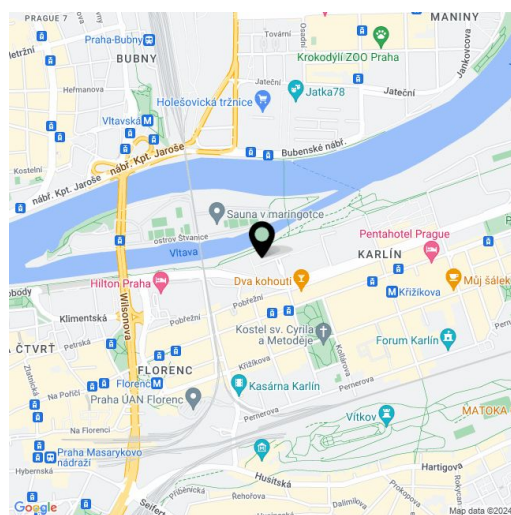
Prominent river side location with good access to the highway D1, D8 and to the city centre. Excellent access by public transport provides tram stops nearby and metro stations Florenc and Křižíkova (line B).

### 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.



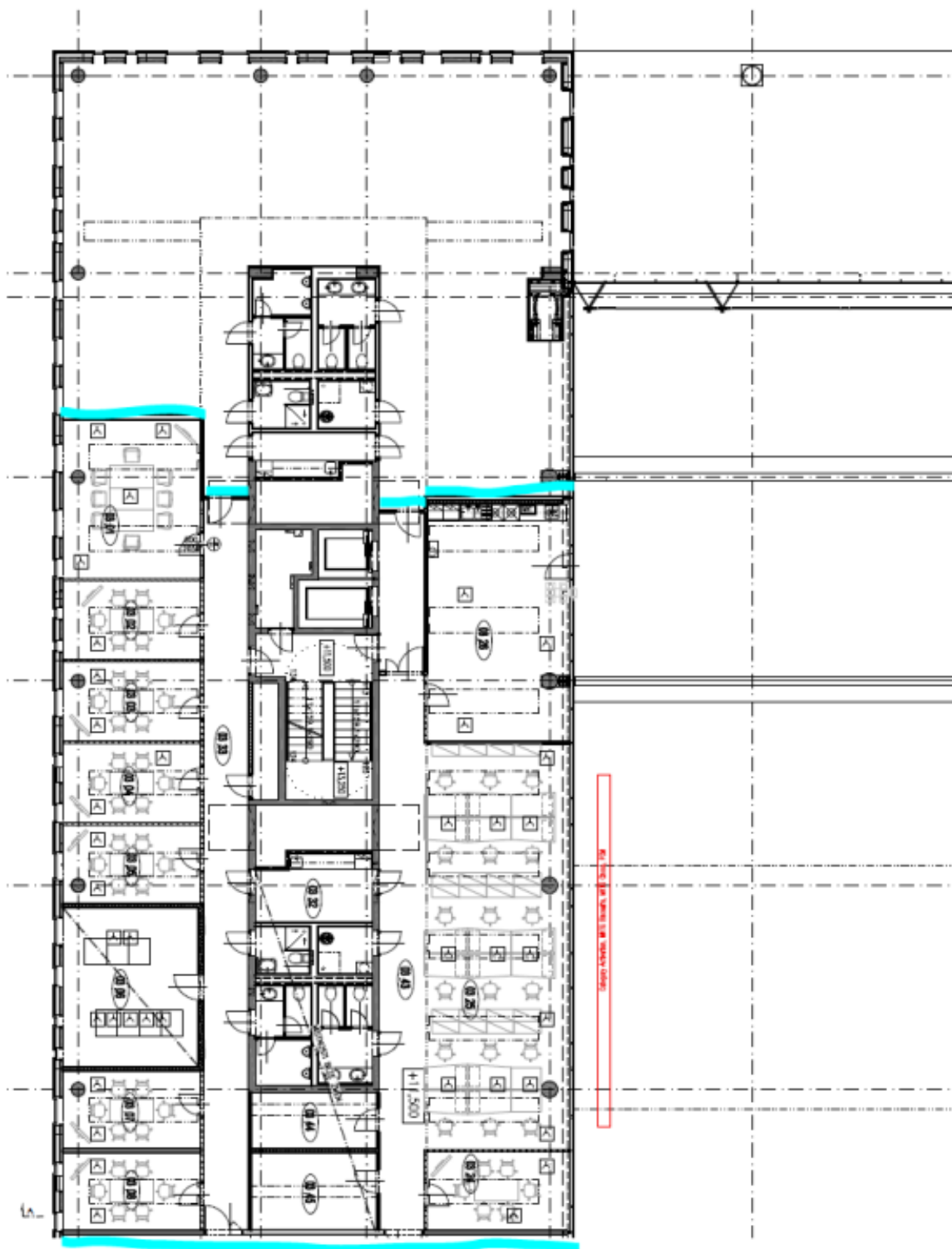




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3. patro | 3rd floor (521 sqm + terrace)