



# Office building

€ 15.00 - 17.50 / m<sup>2</sup> | CZK 379 - 443 / m<sup>2</sup>

420 m<sup>2</sup>, Praha 8, Karlín, Sokolovská



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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 1st floor	281 m <sup>2</sup>	155 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 15 / m <sup>2</sup>
Office space, 1st floor	139 m <sup>2</sup>	155 CZK monthly per m <sup>2</sup>	EUR 140 / ps / month	€ 17.50 / m <sup>2</sup>



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Service price	155 CZK monthly per m <sup>2</sup>
Total building area	9 347 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15016

**Modern office building with office space for lease right in the heart of Prague's Karlín district.**

**Location:**

Excellent transport accessibility - metro station Krizikova (line B) and tram stop next to the building; easy connection to the D8 highway, inner Prague ring road and the city center.

**Features and Services:**

24/7 reception and security  
Electronic access system  
Security camera system  
4-tube fan-coil cooling units  
Openable windows with special insulated double glazing and internal blinds  
Air-conditioning  
Meeting rooms to let (one for approx. 20 people, one for approx. 50 people)  
Shared kitchenette and toilets  
Visitor parking available (15 spaces)

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