



## Office building

Prague 8, Karlín, Sokolovská

Rented



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Service price	155 CZK monthly per m²
Total building area	4 258 m²
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	15085

**Office space for lease of a modern office building located in a popular area of Prague 8 - Karlín. Underground parking - parking is also available for visitors and bicycles. Air conditioning with the possibility of individual regulation, CCTV security, electronic fire alarm and barrier-free access throughout the building**

**Location:**

Building is located in the dynamically developing office location of Prague 8. The building complex is located on Sokolovska Street, which provides easy transport access, the city center is 5 minutes by public transport. The great advantage of the complex is its location directly at the Krizikova metro station (line B), tram and bus stop.

**Features and Services:**

Flexible premises  
 Central air-conditioning system (4-pipe fancoil ceiling units) with possibility of individual regulation  
 Facade with openable window sections  
 Raised floor with preparation for structured cabling  
 Optical cabling connection of the building  
 Suspended ceilings with fluorescent lights  
 2,9 m headroom in the offices  
 2 modern high-speed lifts  
 Preparation for kitchenettes  
 Services in the building  
 Representative central reception  
 24/7 magnetic card access  
 CCTV  
 Electronic fire alarm system  
 Disabled access  
 24/7 security service  
 On-site facility management  
 Underground parking, visitors' parking in the office complex, parking for bikes  
 Storage available  
 Restaurant within the complex  
 Shared meeting rooms for rent in Meteor Centre

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



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