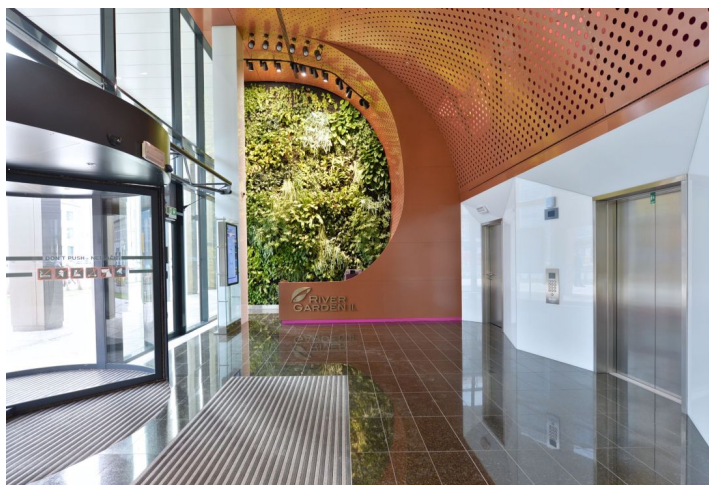


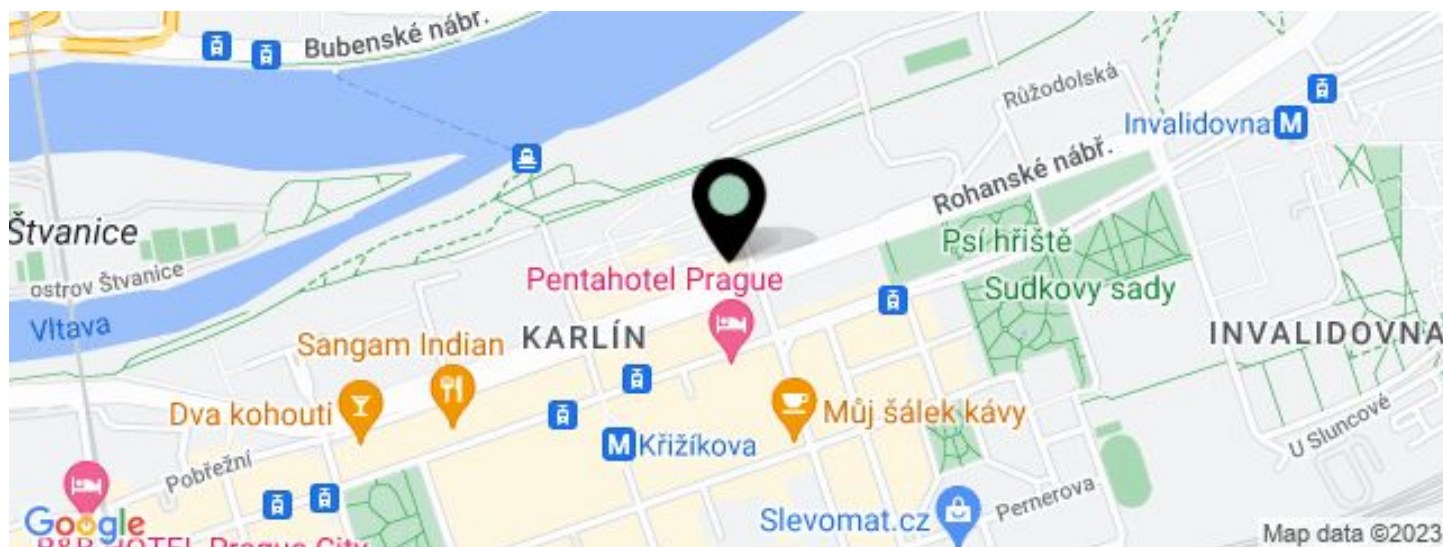


Office building

3 483 m², Prague 8, Karlín, Rohanské nábřeží

€ 17.95 - 18.95 / m² | CZK 452 - 478 / m²



**Office building****€ 17.95 - 18.95 / m² | CZK 452 - 478 / m²**3 483 m², Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 6th floor + terrace	1 593 m ²	125 CZK monthly per m ²	EUR 150 / ps / month	€ 17.95 - 18.95 / m ²
Office space, 3rd floor	1 126 m ²	125 CZK monthly per m ²	EUR 150 / ps / month	€ 17.95 - 18.95 / m ²
Office space, 3rd floor	467 m ²	125 CZK monthly per m ²	EUR 150 / ps / month	€ 17.95 - 18.95 / m ²
Office space, 1st floor	297 m ²	125 CZK monthly per m ²	EUR 150 / pp / month	€ 17.95 - 18.95 / m ²
Building B, Sublease, Office space, 1st floor	289 m ²	125 CZK monthly per m ²	EUR 140 / pp / month	€ 18.50 / m ²

**Office building**3 483 m², Prague 8, Karlín, Rohanské nábřeží**€ 17.95 - 18.95 / m² | CZK 452 - 478 / m²**

Service price	125 CZK monthly per m ²
Total building area	22 934 m ²
Tenant consumption	—
Parking	150 EUR
Parking service charges	—
Parking ratio	1:67
Certification	—
PENB	G
Reference number	15506

Modern eight-storey A-standard building offers office and retail space for lease. The building was designed by the renowned architectural studio SCHINDLER SEKO s.r.o. and is located in an established office and attractive location in Prague 8 - Karlín.

Representative reception, elevators, central magnetic card access system, parking in underground garages, air conditioning and 24/7 security service. The building has been awarded the highest level of international BREEAM Excellent certification. The certification assesses buildings in terms of their sustainability, energy consumption or water use.

Location:

Excellent accessibility by car and public transport – the Křižíkova metro station (line B) and a tram stop are just a few minutes on foot from the space; easy connection with the D8 highway, Prague City Ring and the city center. Very good civil amenities close to the building.

Features and Services:

- Breeam Certification
- Representative receptions
- Lifts
- 24/7 security service
- Central card-access system
- Flexible office layout
- Cooling and air-conditioning system - chilled beams
- Raised floors with floor boxes
- Lower ceilings with lighting
- Openable windows
- Connection to telecommunication networks via optic cables
- HVAC with separate regulation for each office
- WC + kitchenette in every rental unit
- Electronic fire system (EPS)
- Underground parking

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



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