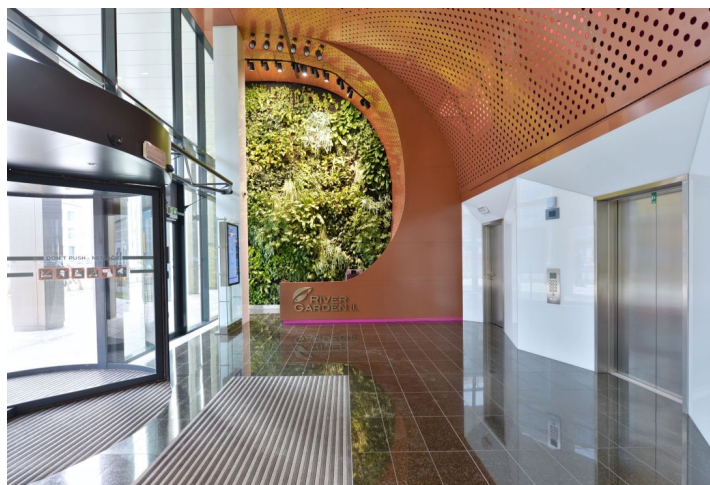


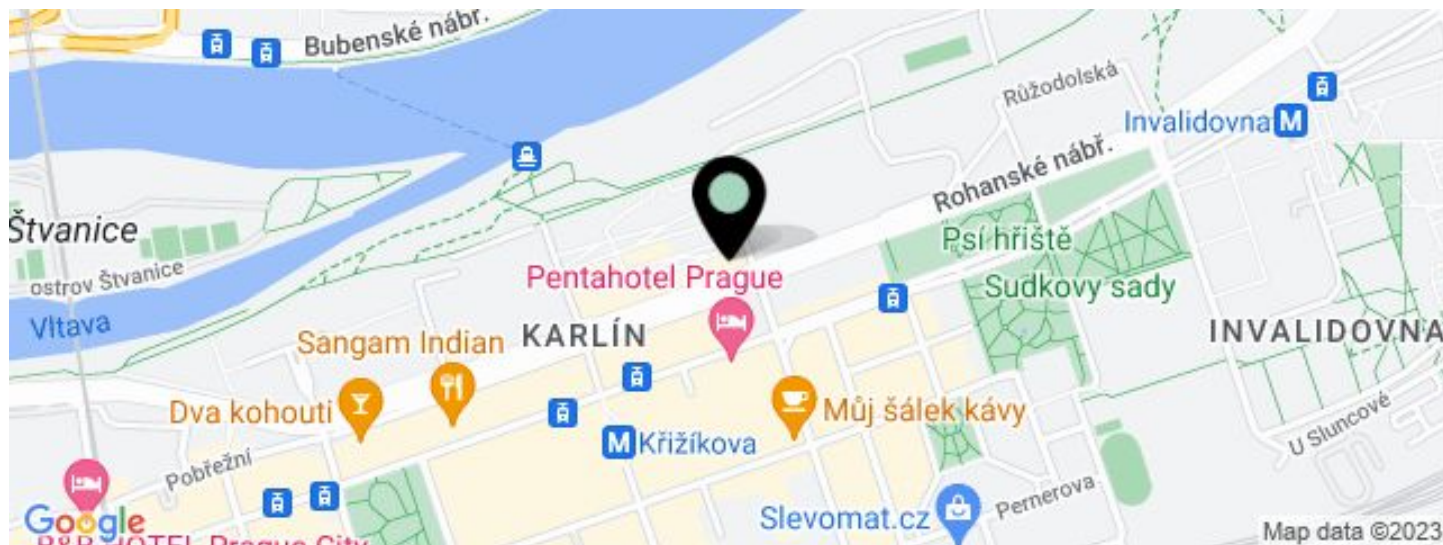


Office building

€ 16.30 - 18.00 / m² | CZK 412 - 455 / m²

1593 m², Prague 8, Karlín, Rohanské nábřeží



**Office building****€ 16.30 - 18.00 / m² | CZK 412 - 455 / m²**1 593 m², Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	1 126 m ²	125 CZK monthly per m ²	EUR 135 / ps / month	€ 16.30 - 18 / m ²
Office space, 3rd floor	467 m ²	125 CZK monthly per m ²	EUR 135 / ps / month	€ 16.30 - 18 / m ²
Building A, Sublease, Office space, 2nd floor 297 m ²		125 CZK monthly per m ²	EUR 131,28 – 164,1 EUR / pp / month	€ 17.29 / m ²

**Office building**1 593 m², Prague 8, Karlín, Rohanské nábřeží**€ 16.30 - 18.00 / m² | CZK 412 - 455 / m²**

Service price	125 CZK monthly per m ²
Total building area	22 934 m ²
Tenant consumption	—
Parking	135 EUR
Parking service charges	—
Parking ratio	1:67
Certification	—
PENB	G
Reference number	15506

Modern Class A administrative building offering office and retail space to let in an attractive area of Prague 8 – Karlín.

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.



Office building

€ 16.30 - 18.00 / m² | CZK 412 - 455 / m²

1593 m², Prague 8, Karlín, Rohanské nábřeží



