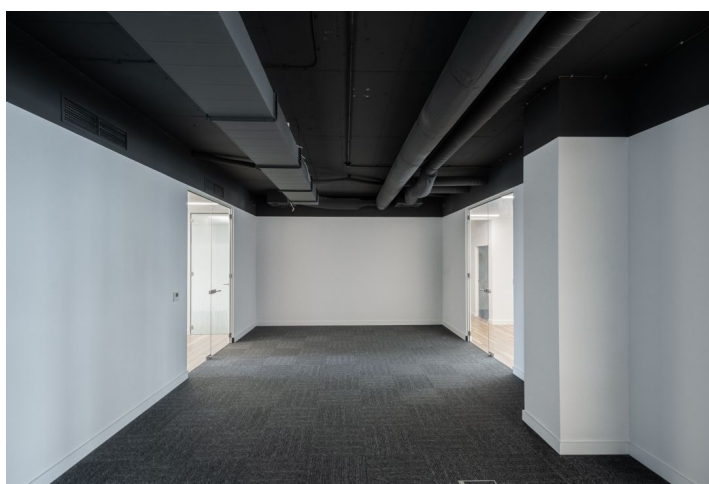


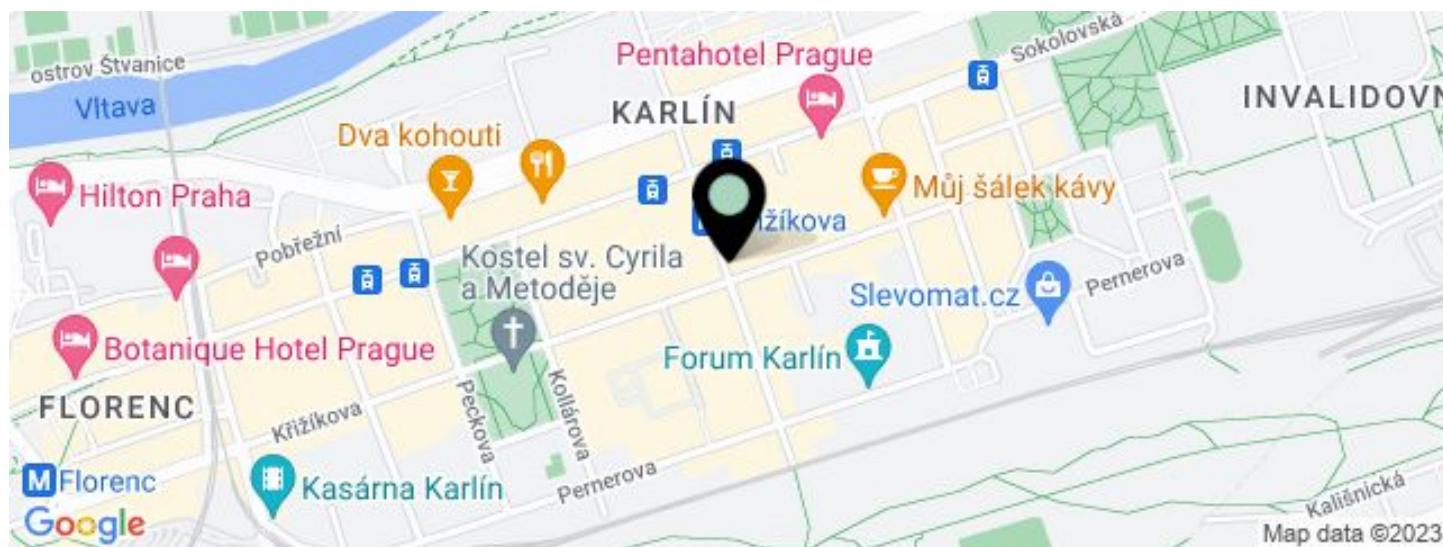


## Office building

568 m<sup>2</sup>, Praha 8, Karlín, Thámova

€ 14.50 / m<sup>2</sup> | CZK 368 / m<sup>2</sup>



**Office building****€ 14.50 / m<sup>2</sup> | CZK 368 / m<sup>2</sup>**568 m<sup>2</sup>, Praha 8, Karlín, Thámova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	309 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 135 / ps / month	€ 14.50 / m <sup>2</sup>
Office space, 2nd floor	259 m <sup>2</sup>	125 CZK monthly per m <sup>2</sup>	EUR 135 / ps / month	€ 14.50 / m <sup>2</sup>



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Service price	125 CZK monthly per m <sup>2</sup>
Total building area	4 583 m <sup>2</sup>
Tenant consumption	—
Parking	135 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15681

**Modern administrative building with commercial space for sublease located in the atmospheric area of old Karlín, Prague 8. This sought after commercial & residential neighborhood that so uniquely combines a bustling, young vibe with a professional setting is conveniently close to Prague's center – it's just an easy 10-minute walk away. Furthermore, the Křižíkova (line B) metro station is a two-minute walk away and there is easy connection by car to the D8 motorway and city center.**

### Location:

This top destination for businesses and residences boasts an array of some of the city's most popular bistros and cafes, a diverse range of shops and services, medical facilities, banks, and the multifunctional Forum Karlín complex. Thanks to Karlinské náměstí and the nearby towering Vítkov Hill, the neighborhood features peaceful green areas for unwinding and relaxing.

### Features and Services:

The building features central reception, 24-hour security - monitored by a camera system. Features include suspended ceilings, air-conditioning, central heating, electronic fire detectors, separate kitchen and toilets in each office section. 1st floor meeting rooms boast a terrace.

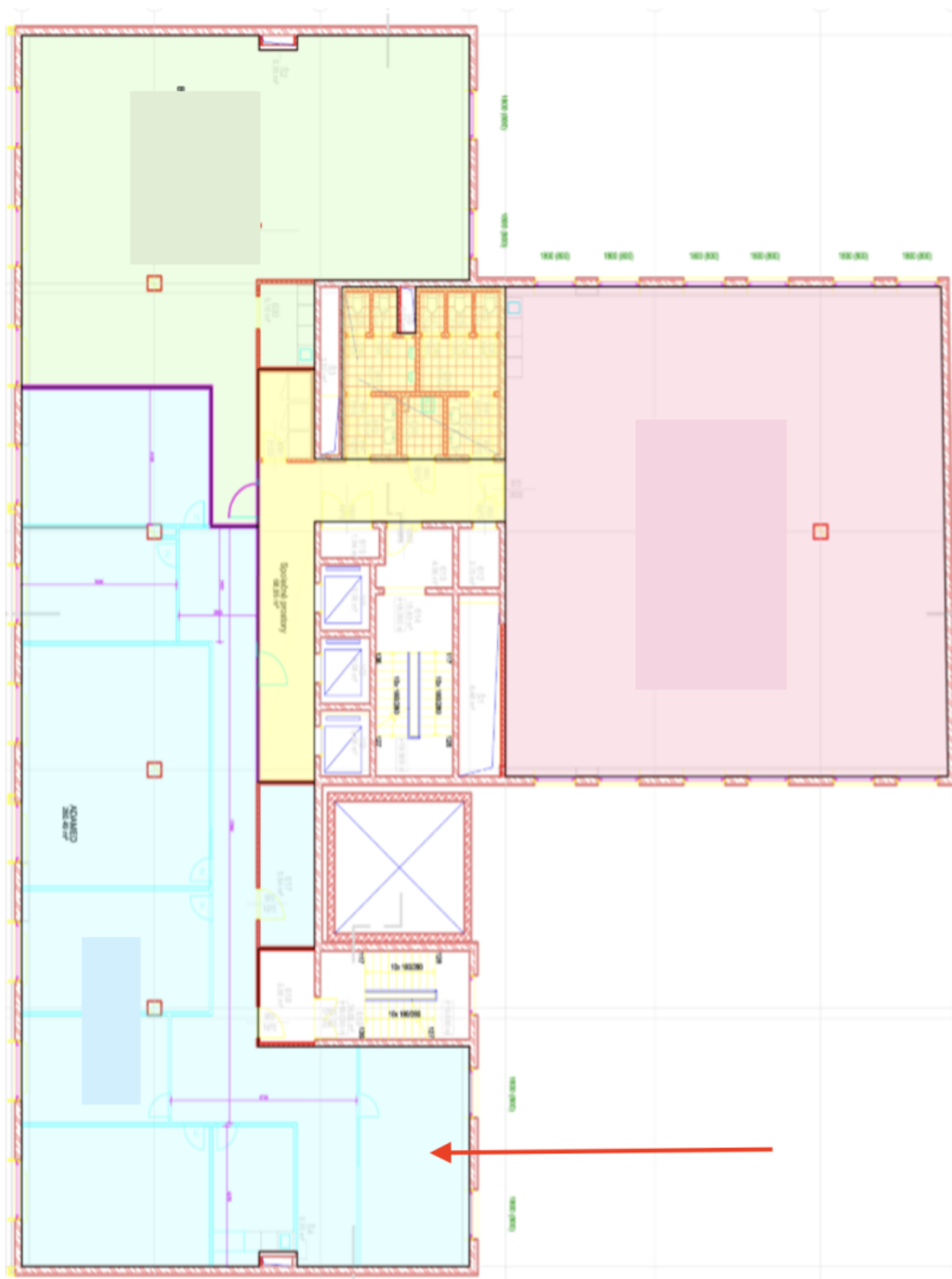
Rental and service charges listed without VAT. Lessee pays no commission.



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