



**Office space**

Prague 8, Karlín, Rohanské nábřeží

€ 17.95 - 18.95 / m² | CZK 450 - 475 / m²

Service price	125 CZK monthly per m ²
Available area	467 m ²
Cellar	-
Parking	EUR 150 / ps / month
PENB	G
Reference number	16338

Modern eight-storey A-standard building offers office space for lease on the 3rd floor. 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; offers easy connection with the D8 highway, Prague City Ring and the city center. Very good civil amenities close to the building.

Features and Services:

- Breem 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

Images might not accurately reflect the current state of the premises.

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

