



**Office space**

Prague 8, Karlín, Rohanské nábřeží

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

Service price	125 CZK monthly per m ²
Available area	467 m ²
Cellar	-
Parking	EUR 135 / ps / month
PENB	G
Reference number	16338

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:

- 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

Photos does not present the actual condition of the premises.

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

