

**Office space****Rented**

Praha 8, Karlín, Rohanské nábřeží

Service price	85 CZK monthly per m ²
Available area	650 m ²
Cellar	-
Parking	EUR 115 / ps / month
PENB	G
Reference number	17813

Office space class A for lease on the 4th floor of a modern administrative building located directly in the middle of Prague's emerging Central Business District.

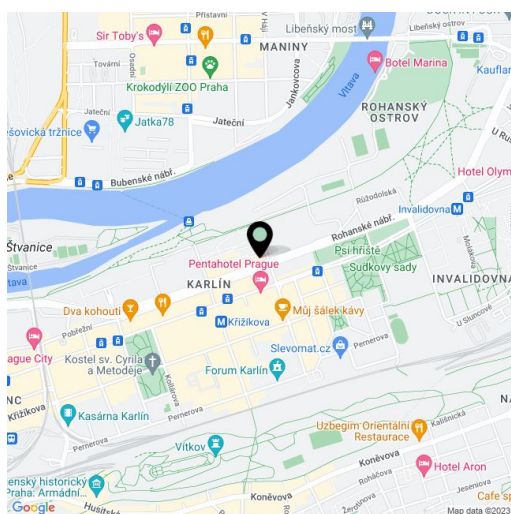
Location:

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:

- 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
- Representative receptions
- Lifts
- 24/7 security service
- Central card-access system
- Electronic fire system (EPS)
- Underground parking

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





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