



# Office space

€ 15.50 / m<sup>2</sup> | CZK 390 / m<sup>2</sup>

Prague 8, Karlín, Rohanské nábřeží





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Service price	96 CZK monthly per m <sup>2</sup>
Available area	1 173 m <sup>2</sup>
Cellar	-
Terrace	282 m <sup>2</sup>
Parking	EUR 120 / ps / month
PENB	G
Reference number	17814

Office space class A on the 6th floor of a modern administrative building located directly in the middle of Prague's emerging Central Business District. Only one-minute walk from Křížíkova metro station (line A) and tram stops.

### Features and Services:

Flexible open space, divisible units of 250 m<sup>2</sup>, possibility of closed offices. Four representative receptions and four entrances with individual entrances and elevators, 24/7 security service and access, central card-access system. Connection to telecommunication networks via optic cables, high-capacity exchange of air in office spaces, adjustable sun blinds. Clear height of office space 3m, raised floors with floor boxes, lower ceilings with lighting, cooling and air-conditioning system - chilled beams, HVAC with separate regulation for each office, WC + kitchenette in every rental unit, openable windows.

**Available from October 2022.**

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

