



## Office space

Prague 8, Karlín, Thámova

€ 14.50 / m<sup>2</sup> | CZK 364 / m<sup>2</sup>



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<b>Service price</b>	125 CZK monthly per m <sup>2</sup>
<b>Available area</b>	309 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 135 / ps / month
<b>PENB</b>	C
<b>Reference number</b>	18521

Modern office premises for lease on the 5th floor of an administrative building 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.

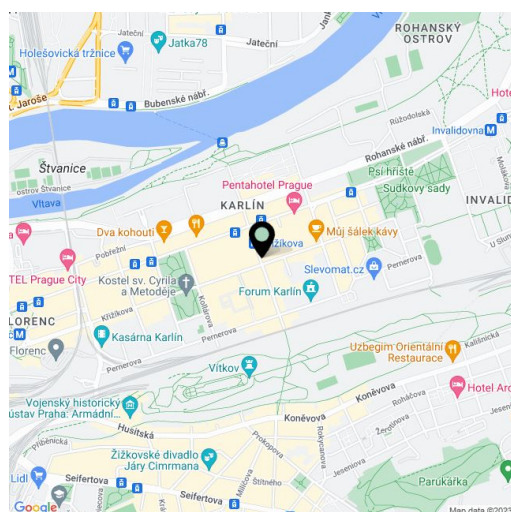
**Location:**

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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