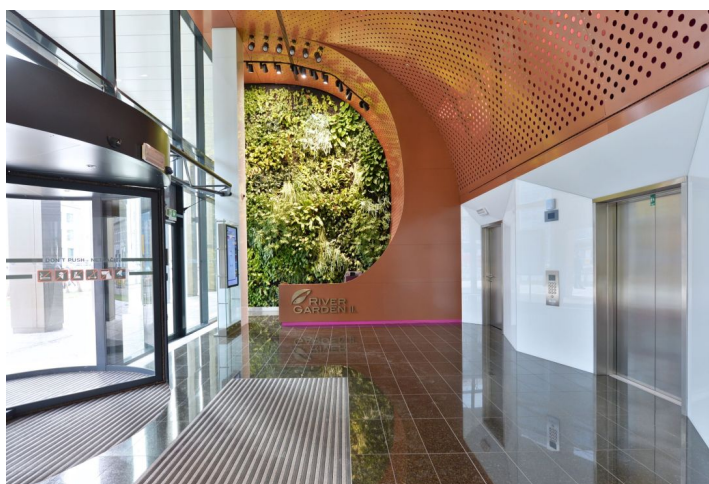




# Office space

Rented

Prague 8, Karlín, Rohanské nábřeží





## Office space

Prague 8, Karlín, Rohanské nábřeží

**Rented**

<b>Service price</b>	125 CZK monthly per m <sup>2</sup>
<b>Available area</b>	261 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 135 / ps / month
<b>PENB</b>	G
<b>Reference number</b>	18606

Office space class A on the 1st 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 Křížkova 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.

