



## Office space

Rented

Prague 8, Karlín, Rohanské nábřeží



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|                         |                                    |
|-------------------------|------------------------------------|
| <b>Service price</b>    | 125 CZK monthly per m <sup>2</sup> |
| <b>Available area</b>   | 519 m <sup>2</sup>                 |
| <b>Cellar</b>           | -                                  |
| <b>Parking</b>          | EUR 135 / ps / month               |
| <b>PENB</b>             | G                                  |
| <b>Reference number</b> | 22442                              |

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.

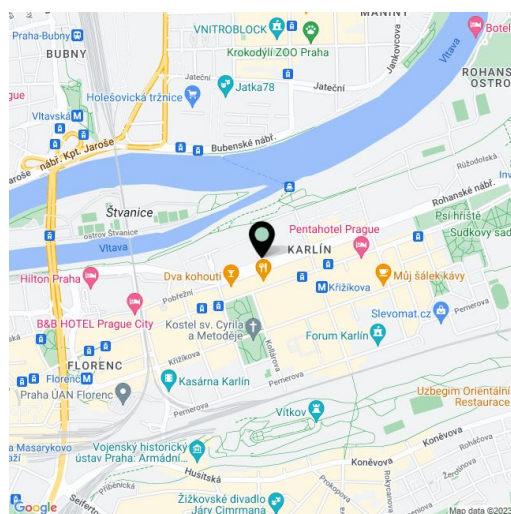
**Location:**

Excellent accessibility by car and public transport – the 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

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





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