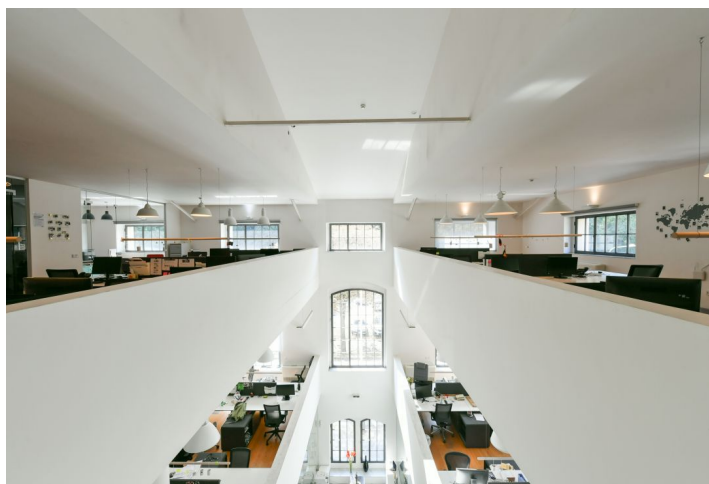




## Office building

Praha 8, Karlín, Pernerova

Rented



**Office building**

Praha 8, Karlín, Pernerova

**Rented**

Service price	137 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	2 076 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	32179

Unique offices for lease in a reconstructed and modernized former industrial 19th century building in the sought-after Prague neighborhood of Karlín. The dominant feature of this beautiful space is a chimney, which creates an unmistakable genius loci. Leading Italian architect Claudio Silvestrin managed to sensitively transform it into a dynamic place. For his work on the building, he won the best "Reconstructed Offices" prize in the Best of Realty competition.

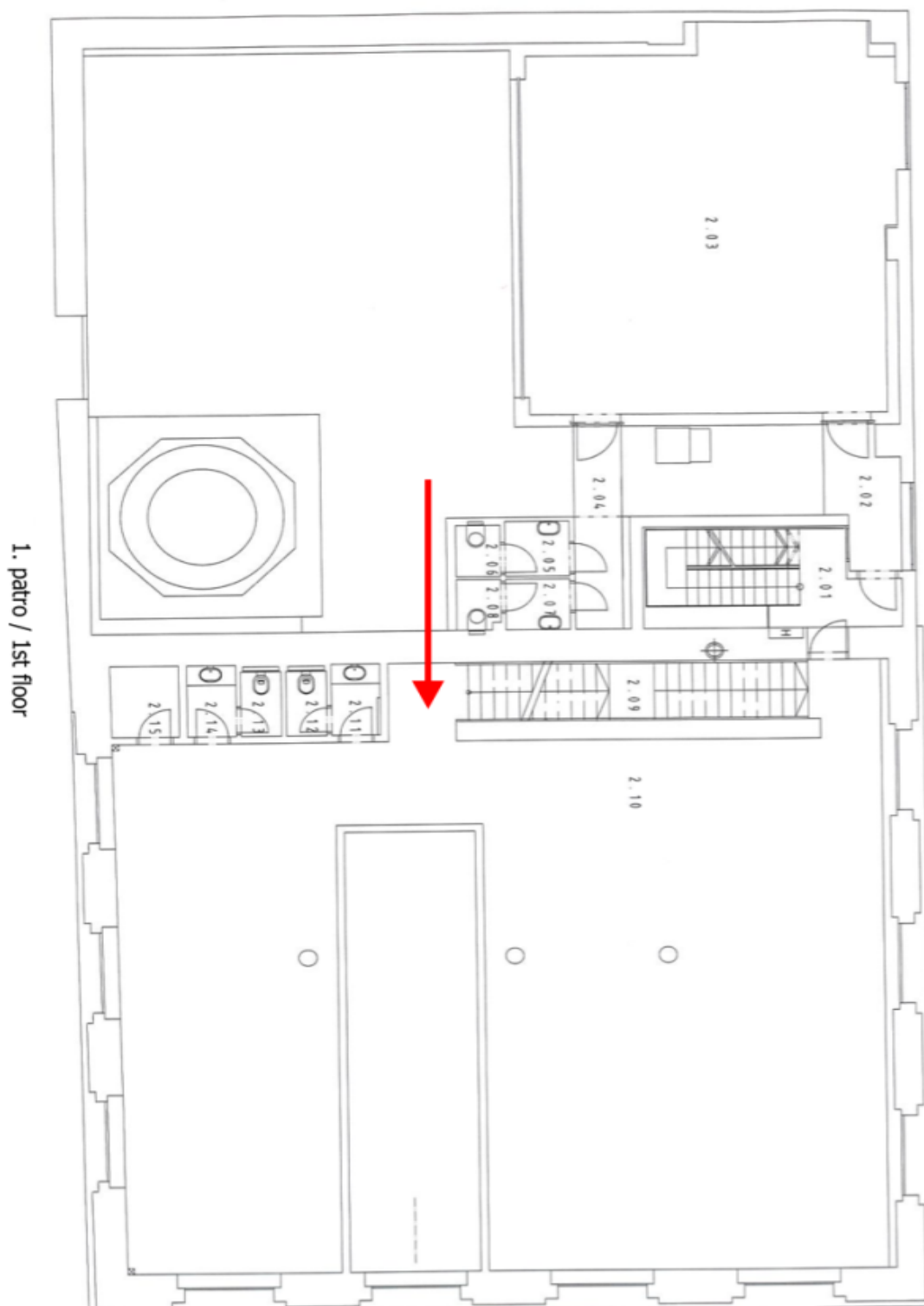
**Location:**

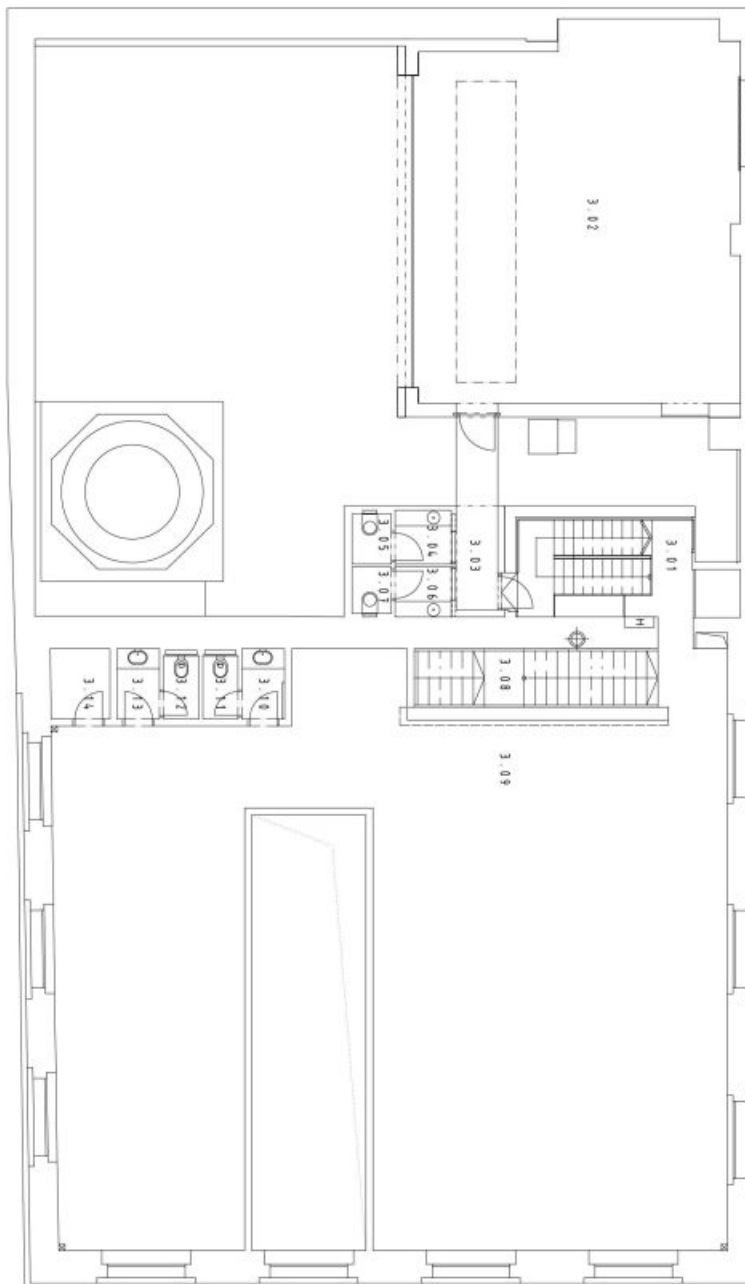
Excellent transport accessibility – the Křižíkova metro station (line B) is 200 meters away, a tram stop 300 meters, and public parking is close-by. Easy connection to the D8 highway, the inner Prague Ring Road, and the city center.

**Features and services:**

Open space with glazed meeting room and one glazed office  
Reception  
Café  
Kitchenette  
Cellar – storage space  
Outdoor parking spaces

Rent and fees are listed without VAT. Lessee pays no commission.





Tabuľka miestností 3. np		
Číslo názov		Plocha (m <sup>2</sup> )
3.01	Kancelárie v 3.np	3,3
3.02	Chodba	78,7
3.03	Kanceláľ	5,5
3.04	Predsň s umyvadlom	2,0
3.05	Toaleta	1,3
3.06	Predsň s umyvadlom	1,9
3.07	Toaleta	1,2
3.08	Schodisko	9,2
3.09	Kanceláľ	203,1
3.10	Predsň s umyvadlom	2,0
3.11	Toaleta	1,5
3.12	Predsň s umyvadlom	1,5
3.13	Toaleta	2,0
3.14	Sklad	2,6
<b>Celková plocha 3.np</b>		<b>316,0</b>