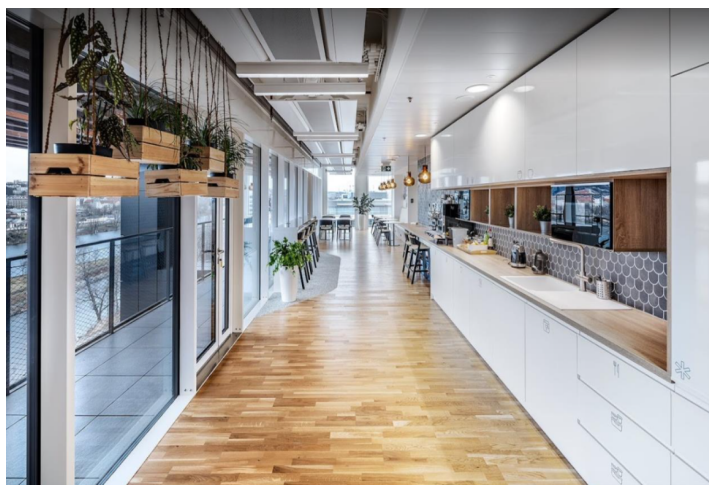


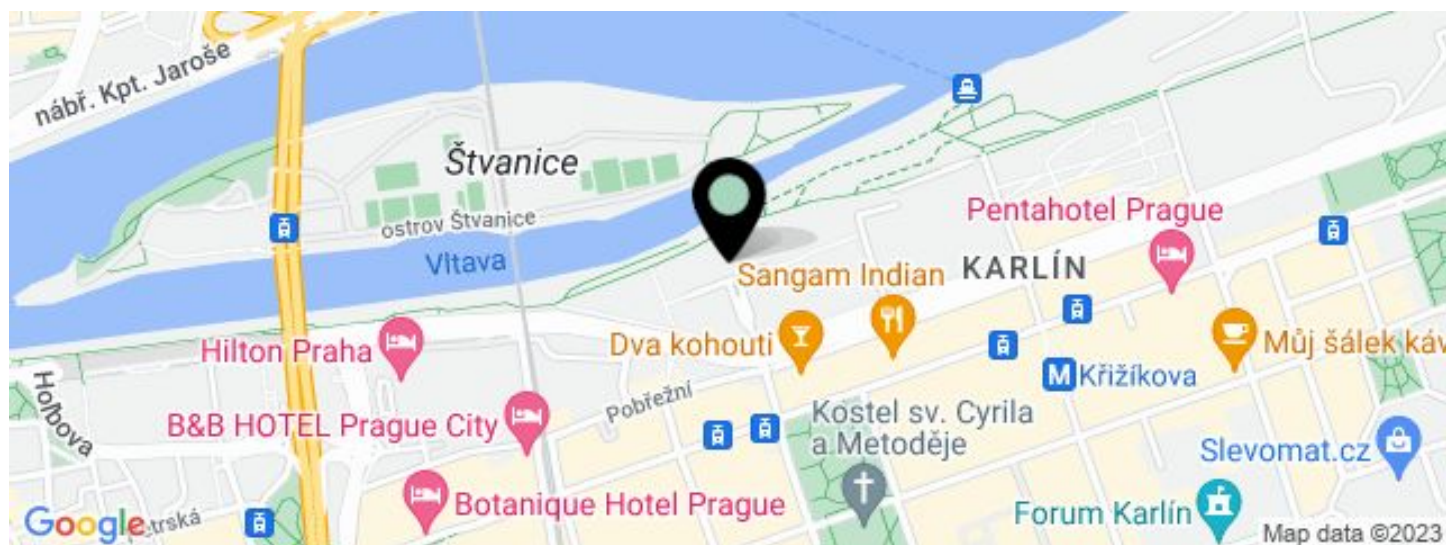


## Office building

250 m<sup>2</sup>, Prague 8, Karlín, Karolinská

€ 21.00 / m<sup>2</sup> | CZK 530 / m<sup>2</sup>



**Office building****€ 21.00 / m<sup>2</sup> | CZK 530 / m<sup>2</sup>**250 m<sup>2</sup>, Prague 8, Karlín, Karolinská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 7th floor	200 - 250 m <sup>2</sup>	122 CZK monthly per m <sup>2</sup>	EUR 160 / pp / month	Ask for price



## Office building

250 m<sup>2</sup>, Prague 8, Karlín, Karolinská

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Service price	122 CZK monthly per m <sup>2</sup>
Total building area	20 000 m <sup>2</sup>
Tenant consumption	—
Parking	160 EUR
Parking service charges	710
Parking ratio	—
Certification	—
PENB	A
Reference number	33150

Office space for lease in an energy-efficient building on the banks of the Vltava River in Karlín. This modern concept, created according to the latest trends in office design, offers generously lit and first-class rooms with access to a terrace and views of Štvanice Island and the Prague Castle. Thanks to sophisticated technologies, a high quality indoor climate is guaranteed, the individual offices have built-in CO2 monitoring, and the entire building effectively saves energy.

### Location:

Prominent location on the Vltava riverbank with good access to the D1 and D8 motorways and the city centre. Great accessibility is provided by nearby tram stops and metro stations Florenc and Křižkova (line B).

### Features and services:

- Sprinklers
- Raised floors
- Modern air conditioning system
- Underground parking, parking for visitors
- 24-hour security
- CCTV, magnetic card access
- External and internal terraces
- Restaurants, café, post office, tobacco & newspaper shop, flower shop, bank machine, physiotherapy & massages, dentist, fitness center

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



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