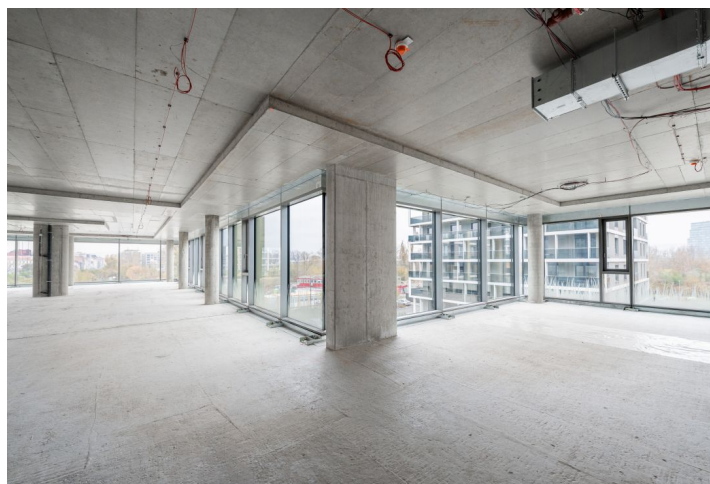
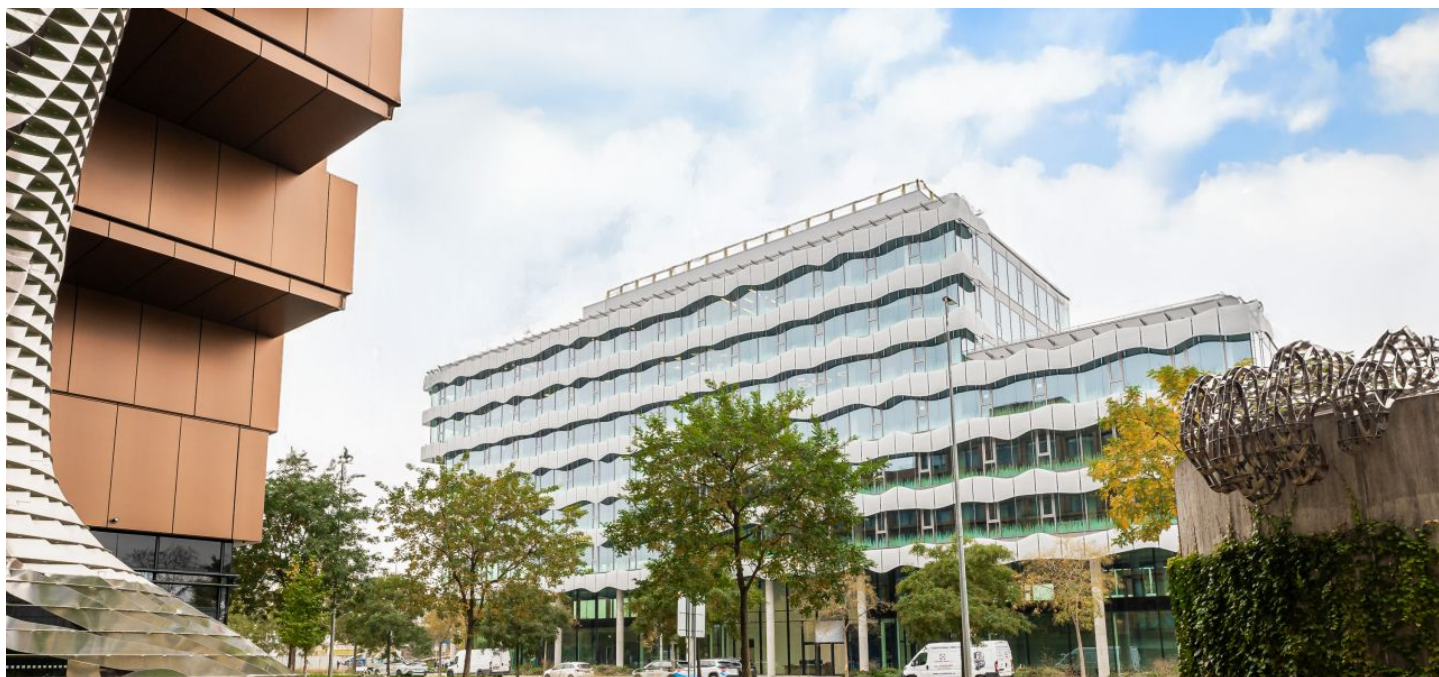


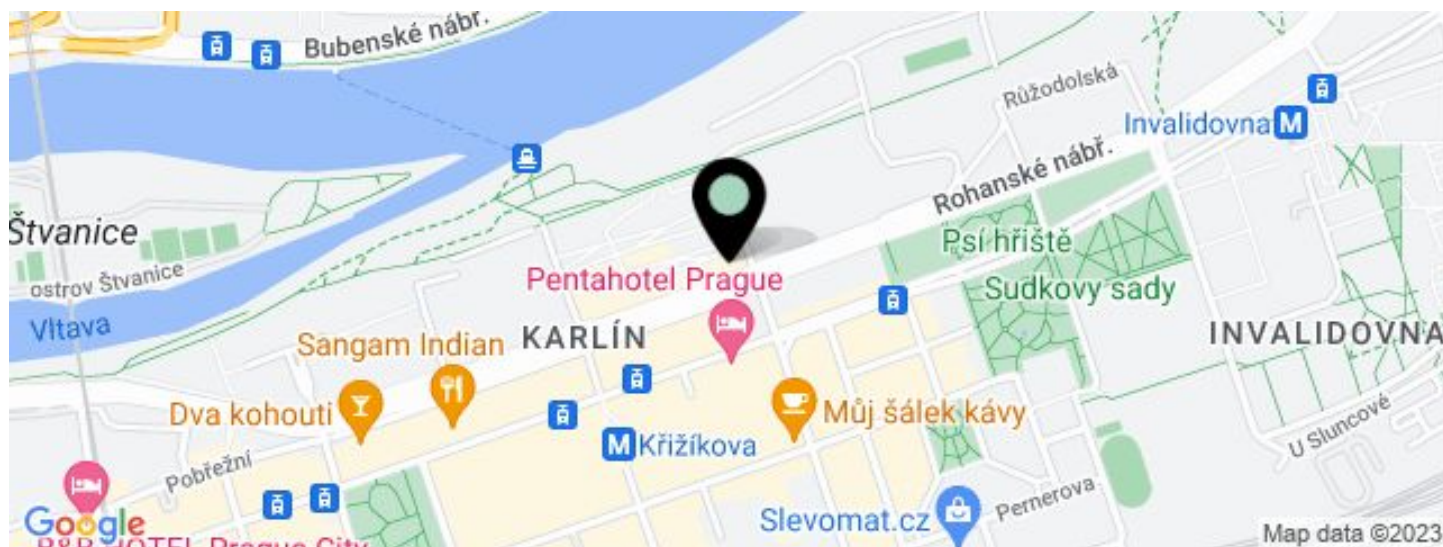


Office building

€ 19.50 / m² | CZK 491 / m²

3 522 m², Prague 8, Karlín, Rohanské nábřeží



**Office building****€ 19.50 / m² | CZK 491 / m²**3 522 m², Prague 8, Karlín, Rohanské nábřeží

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 3rd floor	1 291 m ²	110 CZK monthly per m ²	165 EUR	€ 19.50 / m ²
Office space, 2nd floor	1 290 m ²	110 CZK monthly per m ²	165 EUR	€ 19.50 / m ²
Office space, 1st floor + private terrace	940 m ²	110 CZK monthly per m ²	165 EUR	€ 19.50 / m ²



Office building

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3 522 m², Prague 8, Karlín, Rohanské nábřeží

Service price	110 CZK monthly per m ²
Total building area	9 568 m ²
Tenant consumption	—
Parking	165 EUR
Parking service charges	400
Parking ratio	—
Certification	—
PENB	B
Reference number	33917

Object, which was designed by the world-renowned architect Eva Jiřičná, offers up to 3,700 sq. m of efficiently designed office space in an attractive design. The building is located on the border of Rohanský nábřeží, Invalidovna Park and the Vltava riverbank. A unique feature of the building is the generously proportioned shared terrace, which offers beautiful views of the city. The proposed occupancy of the office space per person is 8 sq. m.

Location:

The project is located within walking distance of the Invalidovna metro station (line B) and tram connections. The Můstek metro station (line A, B) is 7 minutes away, the Václav Havel Airport is 20 minutes away by car and the Prague Ring Road is 5 minutes away.

Features and services:

- Terraces
- 106 parking spaces in underground garages
- 4 shared parking spaces for electric cars with the possibility of recharging
- 24/7 reception
- 4 elevators
- Bike shed for 32 bikes
- Fitting rooms, showers
- Clear height of 3 m
- Double floors
- Sprinklers
- Openable windows
- Cooling fancoils
- Heating
- LED lighting technology
- Passive shading on the south facade
- Outdoor blinds
- Triple-glazed panes
- High-speed Internet

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



Office building

3 522 m², Prague 8, Karlín, Rohanské nábřeží

€ 19.50 / m² | CZK 491 / m²

3. – 5. NP

