



## Office space

Prague 8, Karlín, Sokolovská

Rented





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Service price	155 CZK monthly per m <sup>2</sup>
Available area	287 m <sup>2</sup>
Cellar	-
Parking	EUR 130 / ps / month
PENB	G
Reference number	38260

Office space for lease on the 3rd floor in modern office building right in the heart of Prague's Karlín district.

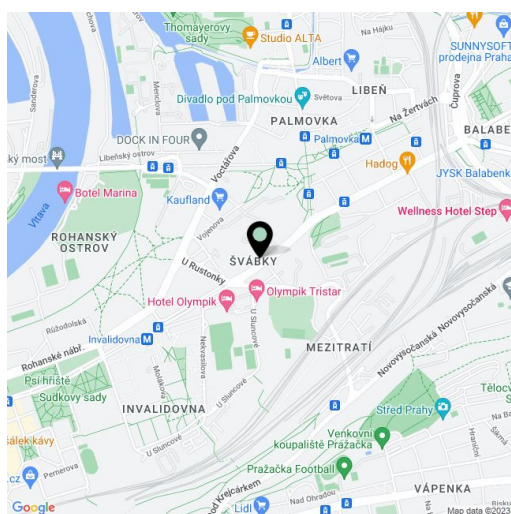
### Location:

Excellent transport accessibility - metro station Krizikova (line B) and tram stop next to the building; easy connection to the D8 highway, inner Prague ring road and the city center.

### Features and Services:

- 24/7 reception and security
- Electronic access system
- Security camera system
- 4-tube fan-coil cooling units
- Openable windows with special insulated double glazing and internal blinds
- Air-conditioning
- Meeting rooms to let (one for approx. 20 people, one for approx. 50 people)
- Shared kitchenette and toilets
- Visitor parking available (15 spaces)

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

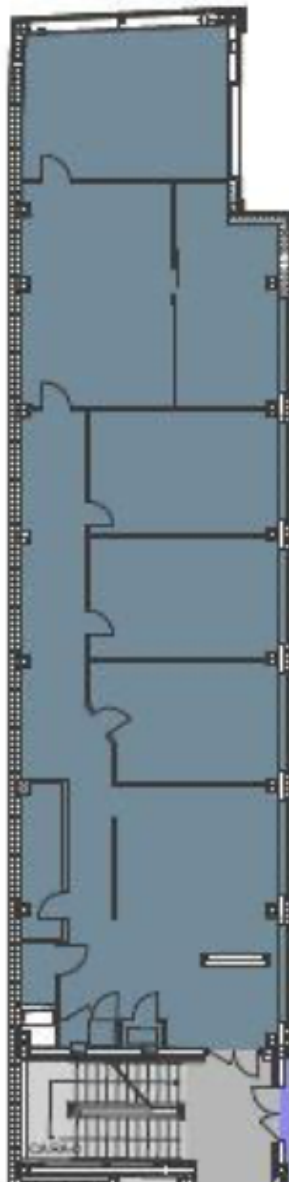




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3. patro / 3rd floor