

**Office space**

Prague 8, Karlín, Rohanské nábřeží

€ 19.50 / m² | CZK 491 / m²

Service price	110 CZK monthly per m ²
Available area	940 m ²
Cellar	-
Terrace	156 m ²
Parking	165 EUR
PENB	B
Reference number	40840

Object, which was designed by the world-renowned architect Eva Jiřičná, offers efficiently designed office space on the 1st floor in an attractive design with private terrace. 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.

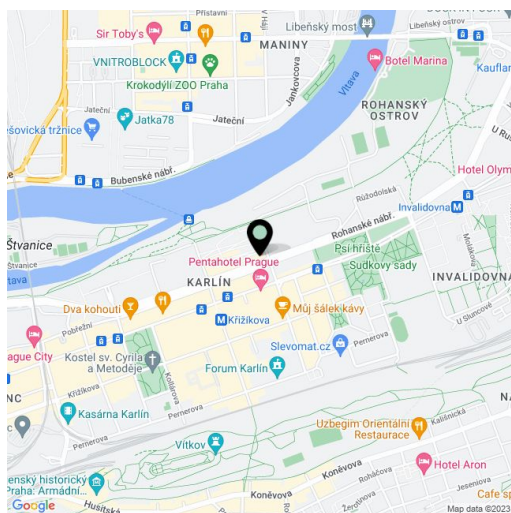
Location:

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.





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