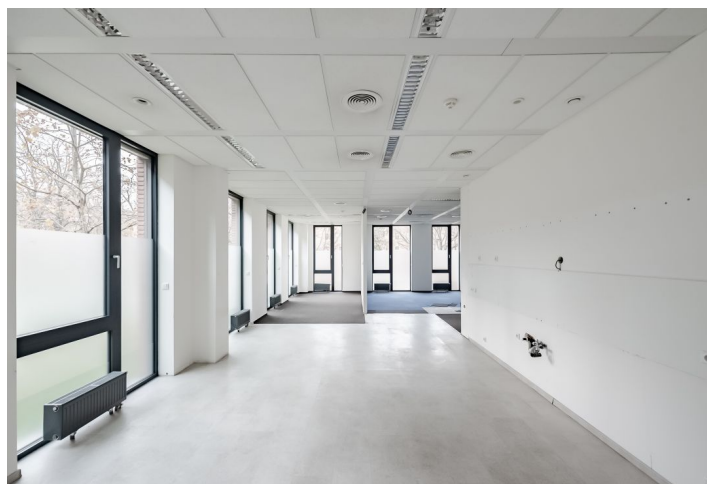
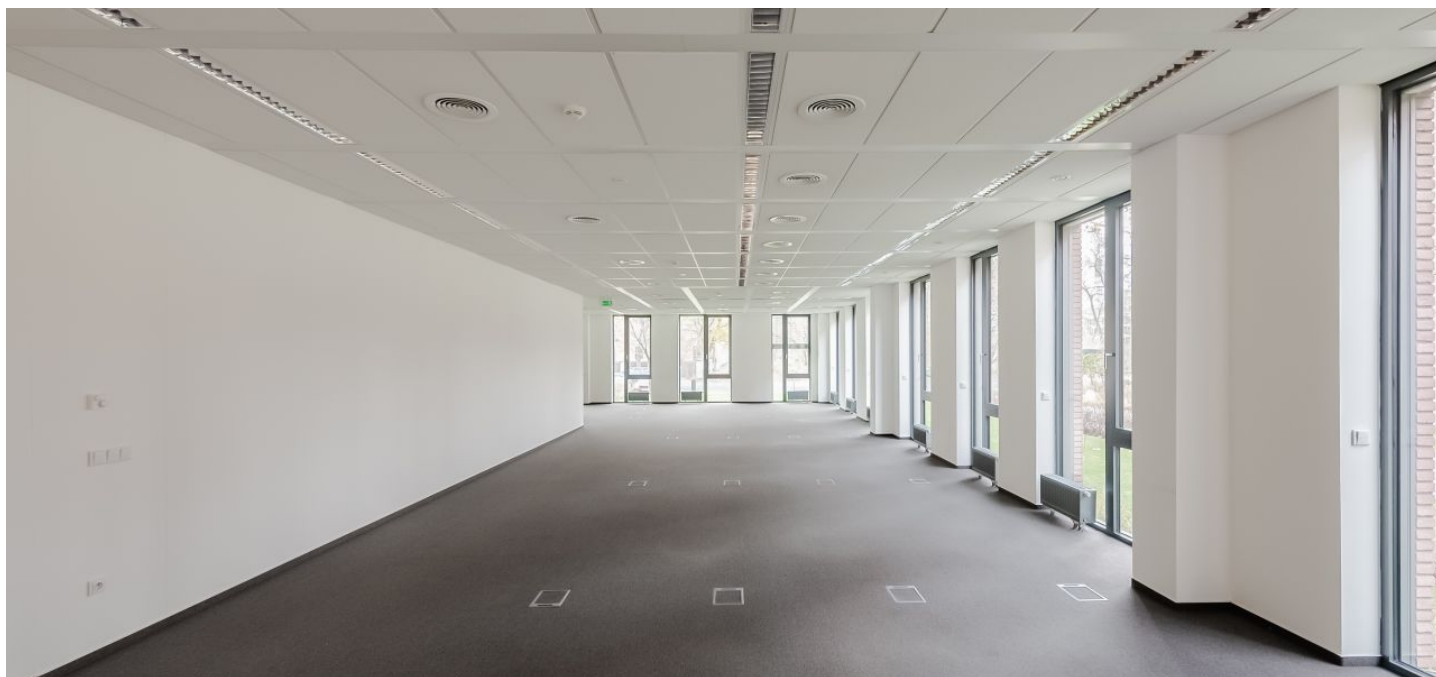




Office space

Prague 8, Karlín, Sokolovská

€ 16.00 - 16.50 / m² | CZK 395 - 408 / m²





Office space

Prague 8, Karlín, Sokolovská

€ 16.00 - 16.50 / m² | CZK 395 - 408 / m²

Service price	115 CZK monthly per m ²
Available area	930 m ²
Cellar	-
Parking	EUR 125 / pp / month
PENB	G
Reference number	4181

Office space for lease on the ground floor in the object with relaxation areas with ample green space and water features complemented by sculptural works. For future tenants, there are two cafeterias, a coffee shop, a bike room with restrooms, elevators, separate kitchens in each unit or a 24-hour reception and security. The building has received BREEAM certification.

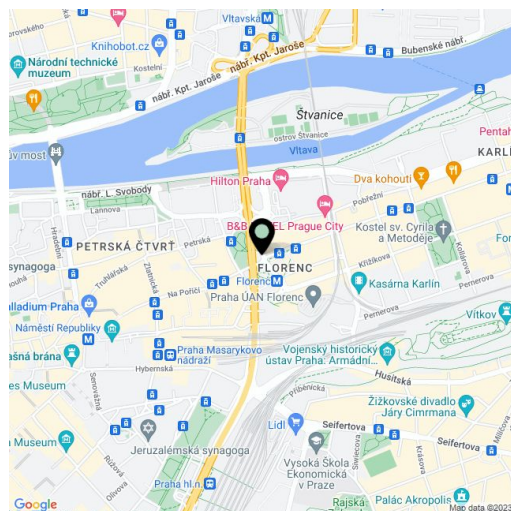
Location:

Outstanding accessibility by car and public transportation – in close vicinity of the Invalidovna metro station (line C), and tram stops, also conveniently located to the north-south highway with easy access to the D1 and D8 highways.

Features and services:

- BREEAM certification
- 24/7 reception & security service
- Card access
- CCTV security service
- Flexible office space offering open space or partitioned offices
- Modulation 1,35 m, clear height of offices 3,0 m
- Individual temperature control in each room
- Operable windows
- External sun-blinds with electrical control
- Raised floor with floor boxes
- ISDN telephone lines with Internet connection possibility
- Kitchenette within each unit
- Electronic smoke detectors
- 4 modern elevators in each building
- Underground storage possible
- Green area between buildings
- 2 canteens & cafeteria within the project
- 2 bicycle storage areas including sanitary facilities

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



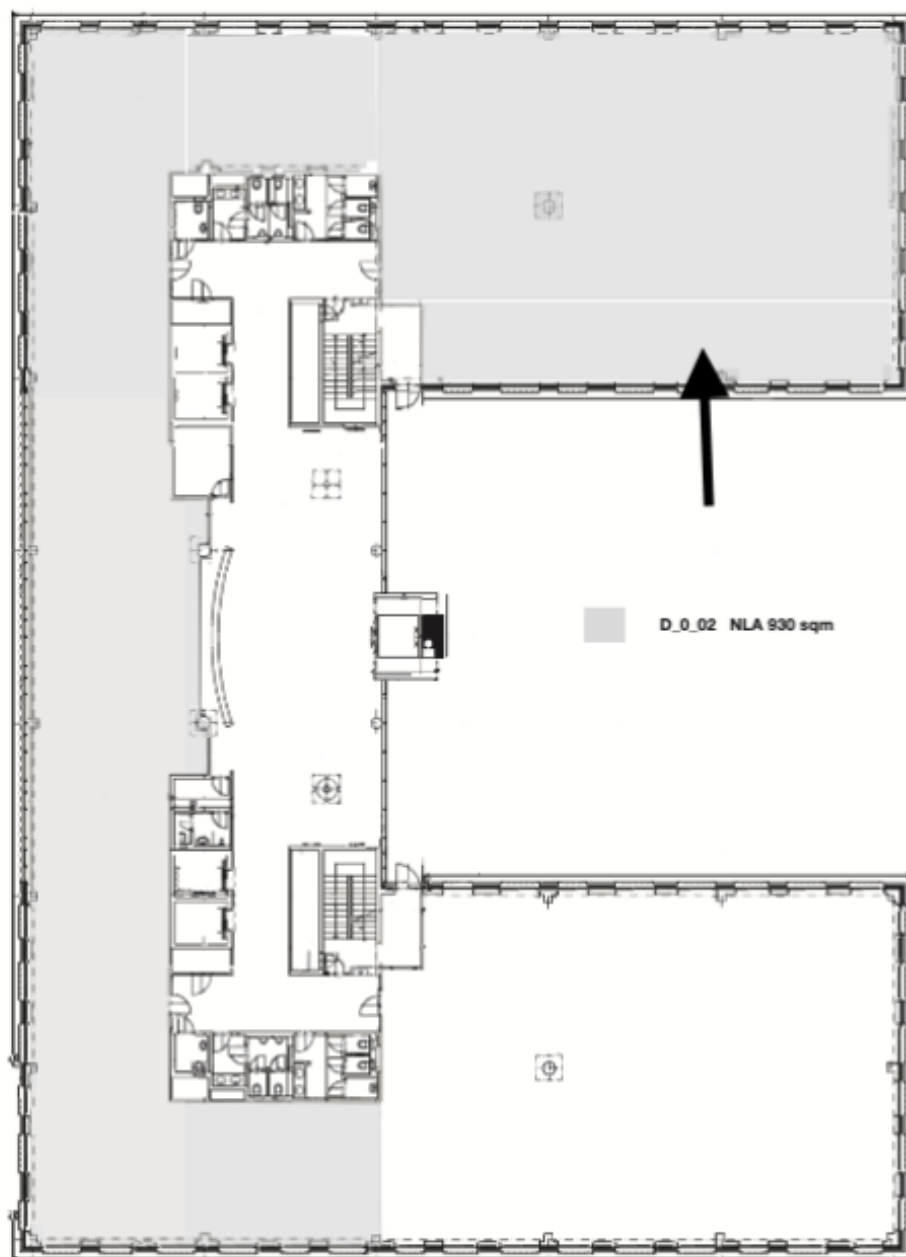


Office space

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Building D
Ground Floor



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