



Office space

Prague 8, Karlín, Rohanské nábřeží

Rented

Service price	125 CZK monthly per m ²
Available area	330 m ²
Cellar	-
Parking	EUR 125 / ps / month
PENB	G
Reference number	43974

Office space class A on the 1st floor of a modern administrative building located directly in the middle of Prague's emerging Central Business District.

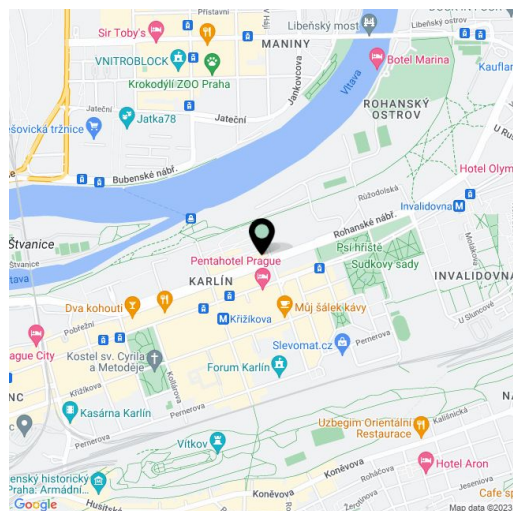
Location:

Excellent accessibility by car and public transport – the Křížkova metro station (line B) and a tram stop are just a few minutes on foot from the space; offers easy connection with the D8 highway, Prague City Ring and the city center. Very good civil amenities close to the building.

Features and Services:

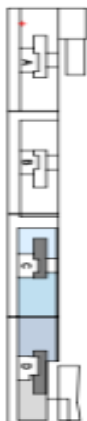
- Flexible office layout
- Cooling and air-conditioning system - chilled beams
- Raised floors with floor boxes
- Lower ceilings with lighting
- Openable windows
- Connection to telecommunication networks via optic cables
- HVAC with separate regulation for each office
- WC + kitchenette in every rental unit
- Representative receptions
- Lifts
- 24/7 security service
- Central card-access system
- Electronic fire system (EPS)
- Underground parking

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





1. patro / 1st floor



	NLA_168,57 sqm / LOBBY_10,50 sqm / GLA_184,17 sqm
	NLA_312,85 sqm / LOBBY_19,50 sqm / GLA_341,82 sqm
	NLA_302,23 sqm / LOBBY_19,02 sqm / GLA_330,41 sqm

