# svoboda@williams

# Office space

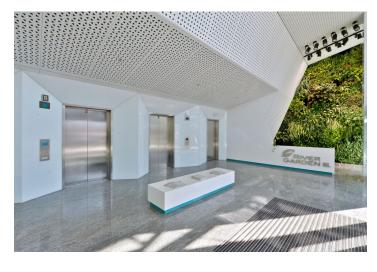
€ 17.95 - 18.95 / m2 | CZK 449 - 474 / m2

Prague 8, Karlín, Rohanské nábřeží









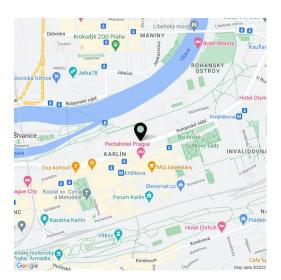


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## Office space

### Prague 8, Karlín, Rohanské nábřeží

Service price	125 CZK monthly per m²
Available area	467 m²
Cellar	-
Parking	EUR 150 / ps / month
PENB	G
Reference number	16338



### € 17.95 - 18.95 / m2 | CZK 449 - 474 / m2

Modern eight-storey A-standard building offers office space for lease on the 3rd floor. The building was designed by the renowned architectural studio SCHINDLER SEKO s.r.o. and is located in an established office and attractive location in Prague 8 - Karlín.

Representative reception, elevators, central magnetic card access system, parking in underground garages, air conditioning and 24/7 security service. The building has been awarded the highest level of international BREEAM Excellent certification. The certification assesses buildings in terms of their sustainability, energy consumption or water use.

#### Location:

Excellent accesibility by car and public transport – the Křižíkova 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:**

Breeam Certification Representative receptions Lifts

24/7 security service

Central card-access system

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

Electronic fire system (EPS)

Underground parking

Images might not accurately reflect the current state of the premises.

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