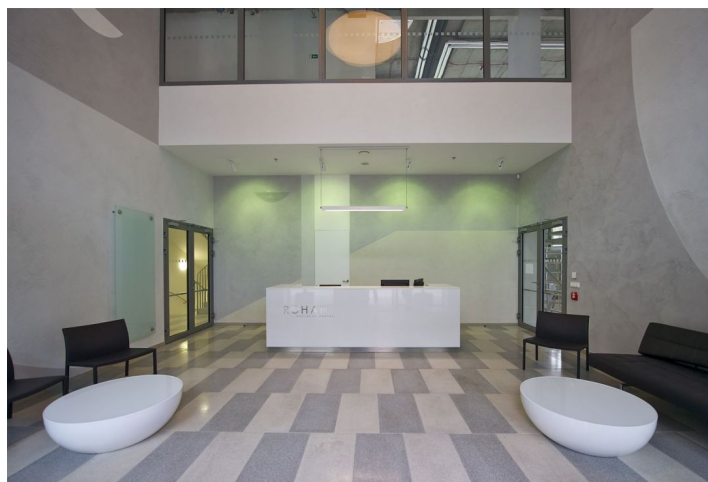




Office building

744 m², Prague 8, Karlín, Rohanské nábřeží

€ 18.50 / m² | CZK 449 / m²

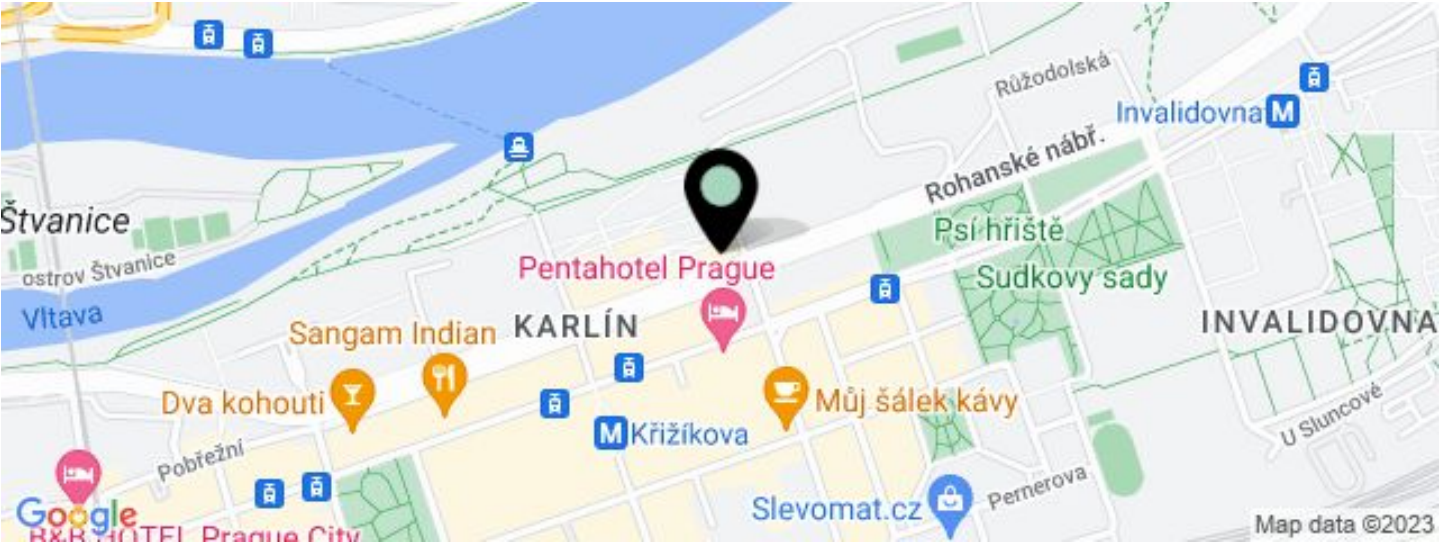




Office building

€ 18.50 / m² | CZK 449 / m²

744 m², Prague 8, Karlín, Rohanské nábřeží



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	374 m²	130 CZK monthly per m²	EUR 150 / pp / month	€ 18.50 / m²
Office space, 3rd floor	370 m²	130 CZK monthly per m²	EUR 150 / pp / month	€ 18.50 / m²

**Office building****€ 18.50 / m² | CZK 449 / m²**744 m², Prague 8, Karlín, Rohanské nábřeží

Service price	115 CZK monthly per m ²
Total building area	7 105 m ²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	14706

A-Class building with 8 floors and 8.300 m² of offices to let. There is more than 750 m² dedicated for retail usage. Offices meets the highest international quality standards.

The building was designed with the prospect of coming requirements for space efficiency and flexibility, allowing tenants to choose an office layout according to their needs. The typical floor is 1.260 m² and offers maximum comfort for its occupiers.

Location:

Located in the attractive Prague 8 – Karlín quarter, this new administrative project provides excellent accessibility by the adjacent tram and B-line underground stations ('Florenc' and 'Křižíkova'). With its perfect accessibility by car towards the North-South arterial road and, consequently, D1 and D8 highways, Building brings you to the international Airport Václav Havel within less than 30 minutes. This location is renowned for its well established infrastructure and adjoining post offices, shops, restaurants, fitness, hotels etc.

Features and Services:

24/7 Access
Access Control
Air Conditioning
Green Certification
Monitoring
Openable Windows
Outdoor shaders
Parking
Raised Floor
Reception
Suspended Ceiling
Ventilation

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