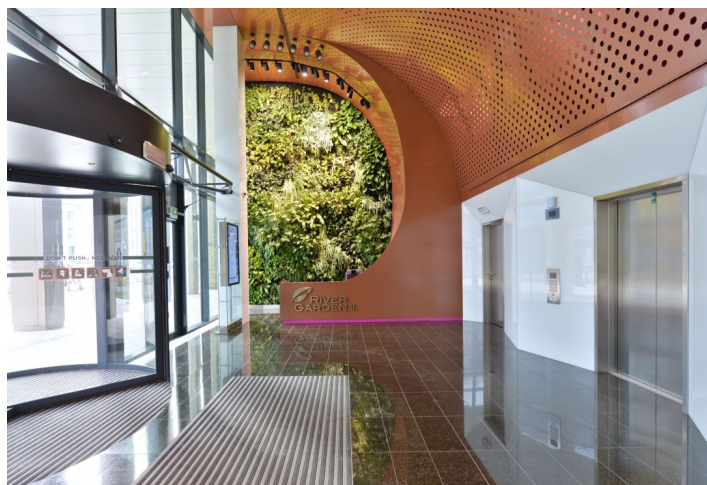




Office building

467 m², Prague 8, Karlín, Rohanské nábřeží

€ 19.30 / m² | CZK 470 / m²

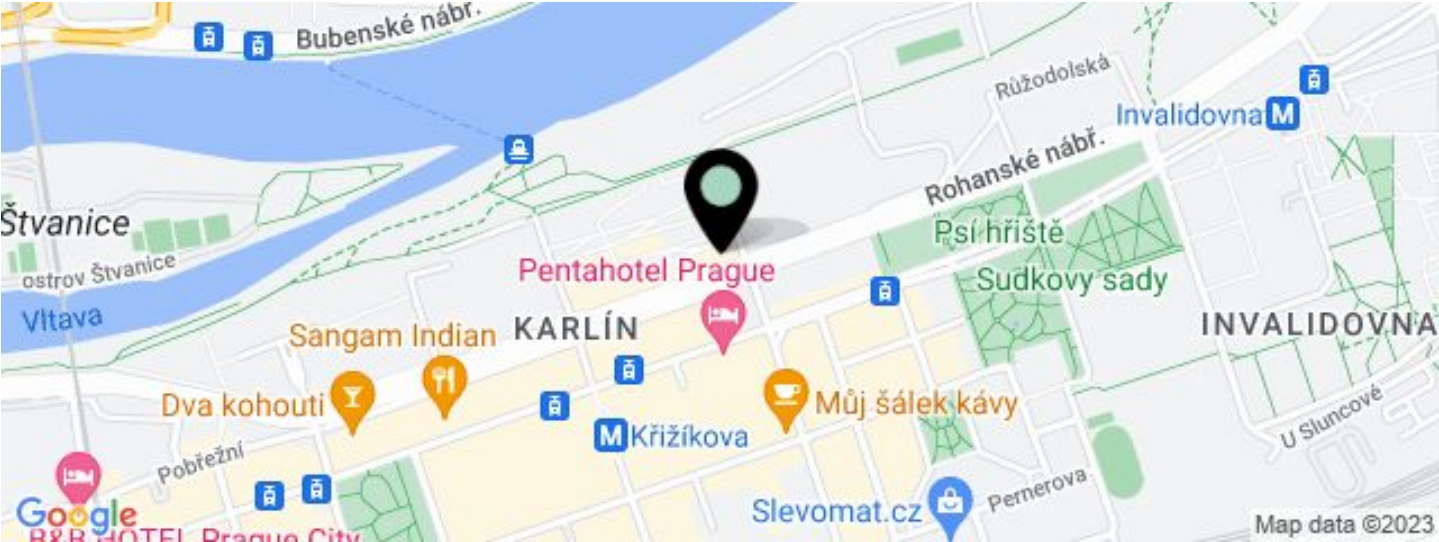




Office building

467 m², Prague 8, Karlín, Rohanské nábřeží

€ 19.30 / m² | CZK 470 / m²



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	467 m²	125 CZK monthly per m²	EUR 150 / ps / month	€ 19.30 / m²

**Office building**

467 m², Prague 8, Karlín, Rohanské nábřeží

€ 19.30 / m² | CZK 470 / m²

Service price	125 CZK monthly per m²
Total building area	22 934 m²
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	1:67
Certification	—
PENB	G
Reference number	15506

Modern eight-storey A-standard building offers office and retail space for lease. 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 accessibility by car and public transport – the Křižkova metro station (line B) and a tram stop are just a few minutes on foot from the space; 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

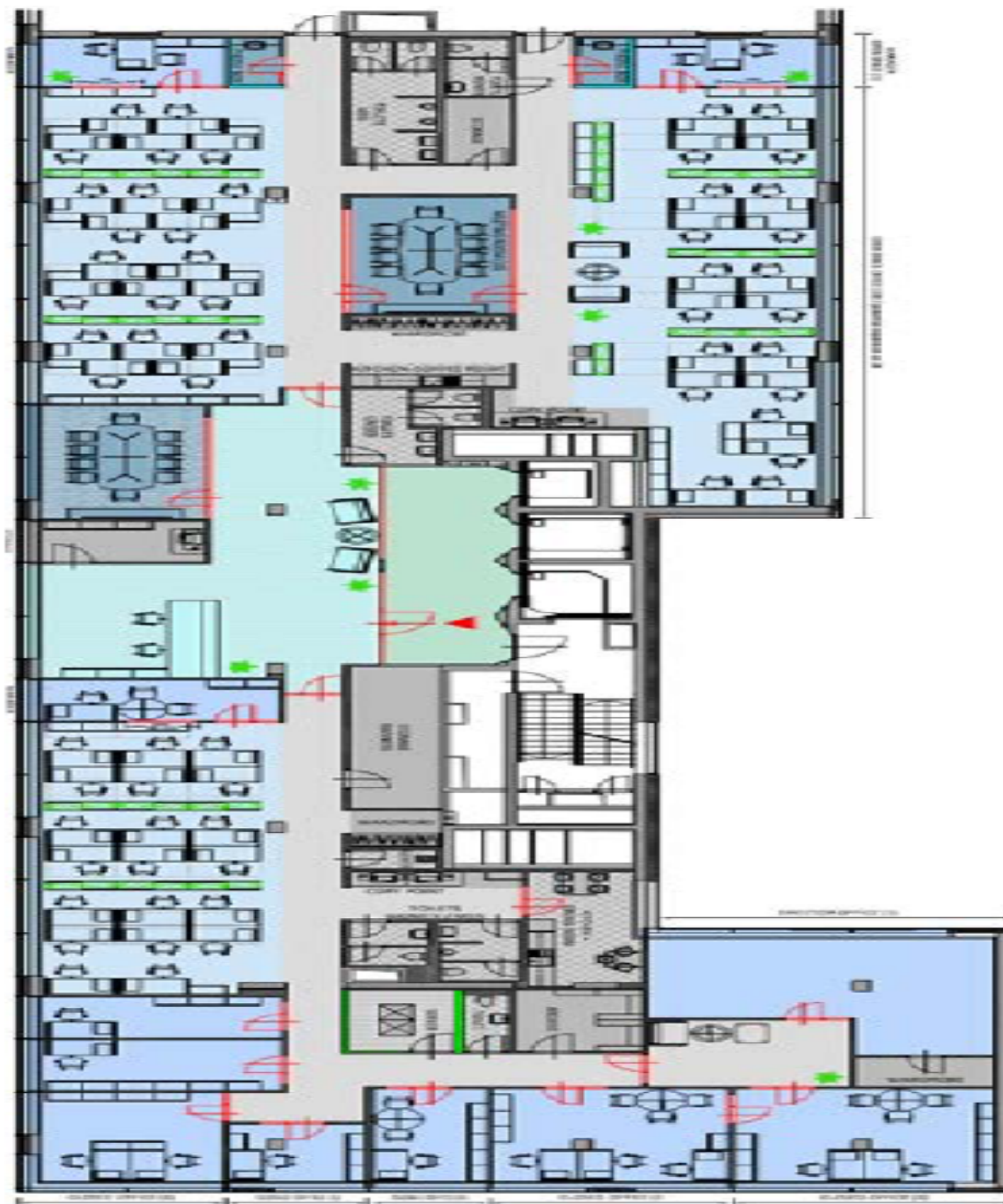
Rental and service charges listed without VAT. Lessee pays no commission.



Office building

467 m², Prague 8, Karlín, Rohanské nábřeží

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Office building

467 m², Prague 8, Karlín, Rohanské nábřeží€ 19.30 / m² | CZK 470 / m²

1. patro / 1st floor

