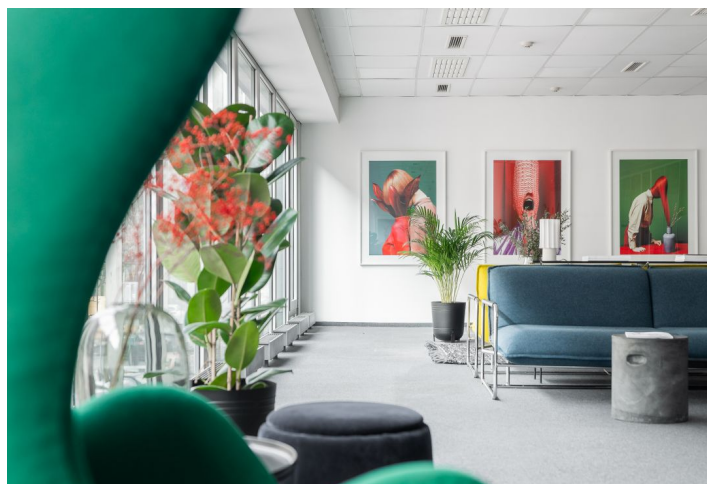
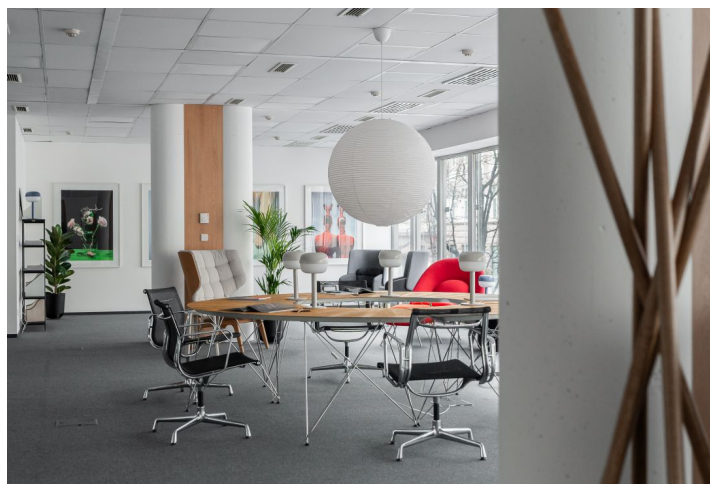




## Office building

596 m<sup>2</sup>, Prague 8, Karlín, Thámova

€ 15.50 / m<sup>2</sup> | CZK 377 / m<sup>2</sup>



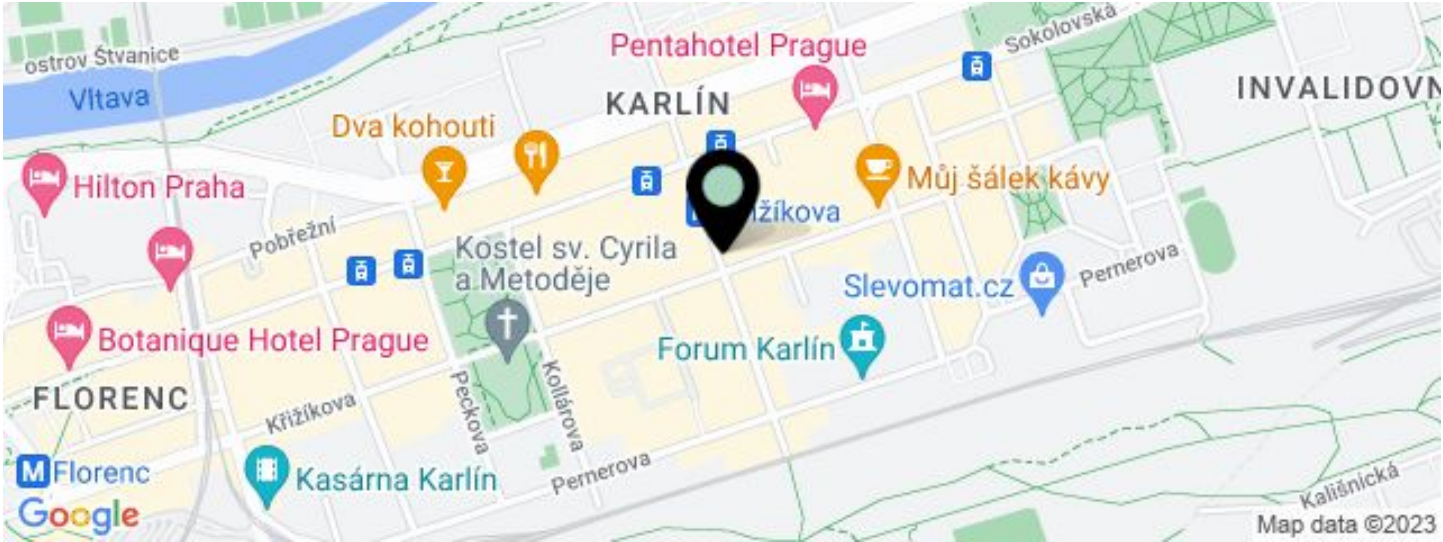




Office building

596 m², Prague 8, Karlín, Thámova

€ 15.50 / m² | CZK 377 / m²



| UNIT                    | AVAILABLE AREA | SERVICES               | PARKING                   | MONTHLY RENT |
|-------------------------|----------------|------------------------|---------------------------|--------------|
| Office space, 3rd floor | 310 m²         | 125 CZK monthly per m² | from EUR 135 / ps / month | € 15.50 / m² |
| Office space, 1st floor | 285 m²         | 125 CZK monthly per m² | from EUR 135 / ps / month | € 15.50 / m² |

**Office building**

596 m², Prague 8, Karlín, Thámova

**€ 15.50 / m² | CZK 377 / m²**

|                         |                 |
|-------------------------|-----------------|
| Service price           | 125 CZK monthly |
| Total building area     | 4 404 m²        |
| Tenant consumption      | —               |
| Parking                 | Yes             |
| Parking service charges | —               |
| Parking ratio           | —               |
| Certification           | —               |
| PENB                    | D               |
| Reference number        | 16219           |

**Modern office building with office space for lease in Prague 8. Karlín is a popular administrative and residential district, which is characterized by a rich cultural life and services - variety of quality restaurants and cafes, shops, as well as medical facilities, banks and the Forum Karlín multifunctional complex.**

Direct energy consumption - separate billing according to actual consumption.

**Location:**

Easy accessibility by public transport and by car. The metro station Křižíkova (line B), the tram stop Křižíkova and Urxova; easy connection to the D8 expressway and the city centre.

**Features and Services:**

Central reception  
 24-hour security  
 Camera system  
 Lowered ceilings  
 Air Conditioning  
 Central heating  
 Electronic smoke detectors  
 Separate kitchens and toilets on each floor  
 Meeting rooms  
 Parking, parking ratio 1:100

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