



Office space

Prague 8, Karlín, Pernerova

Rented





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Service price	130 CZK monthly per m ²
Available area	228 m ²
Cellar	-
Terrace	144 m ²
Parking	EUR 130 / ps / month
PENB	G
Reference number	22507

Office premises for lease 228 sq.m. with a 144 sq.m. terrace on the 5th floor in a new administrative complex consists of two inter-connected buildings and situated in an attractive location in Prague 8 - Karlín. The complex, which is in the shape of a butterfly, boasts a beautiful green facade and offers 1,600 m² of vertical gardens and 500 m² of roof terraces. The building was designed by architect David Chisholm from the renowned international atelier CMC architects.

Location:

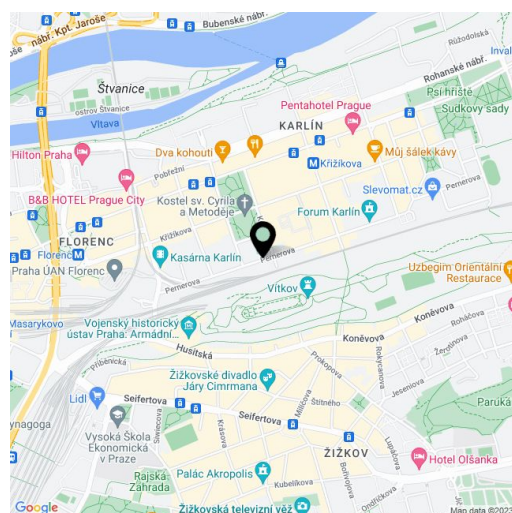
Excellent transport accessibility by car and public transport – in vicinity of the Křižkova metro station (line B) / tram stops and is within walking distance of the city center. The Florenc bus station and the main train station, Hlavní nádraží, are just 20 minute walk away. The complex is connected to the Prague ring and other central communications of the city. This location offers all facilities, services and activities for leisure.

Features and Services:

BREEAM Excellent certification
 Central reception desk
 Open space with efficient modular system of 1,35 m
 Clear office height 3 m
 Openable windows
 Modern technologies - cooling beams for heating and cooling
 Internal sun-blinds and external shading panels
 Double floor including floor boxes for electrical installations
 Sophisticated Building Management System
 Retail space on ground floor, canteen and cafe
 Underground storage space
 Empowerment of GSM signal
 Bicycle parking with showers and lockers
 Underground parking

Available from Q3 2024. Under offer.

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





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