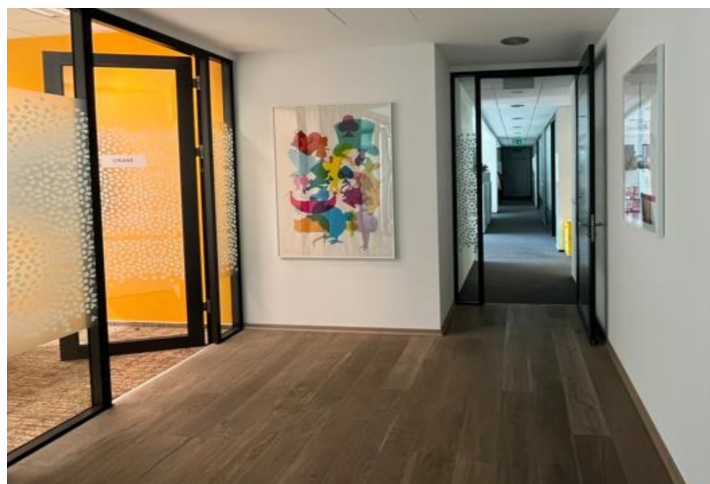




Office space

Prague 8, Karlín, Rohanské nábřeží

€ 19.30 / m² | CZK 470 / m²





Office space

Prague 8, Karlín, Rohanské nábřeží

€ 19.30 / m² | CZK 470 / m²

Service price	125 CZK monthly per m ²
Available area	467 m ²
Cellar	-
Parking	EUR 150 / ps / month
PENB	B
Reference number	24196

Offices for rent on the 2nd floor of a modern eight-story building, designed by the renowned architectural studio SCHINDLER SEKO s.r.o. and located in the established and attractive administrative district of Prague 8 - Karlín. The building has been awarded the highest level of BREEAM international certification, which assesses buildings in terms of their sustainability, energy consumption, and water use. The center features a representative reception area, elevators, and a central magnetic card access system. The modern fit-out offers representative meeting rooms and other facilities. Parking is available in the underground garage.

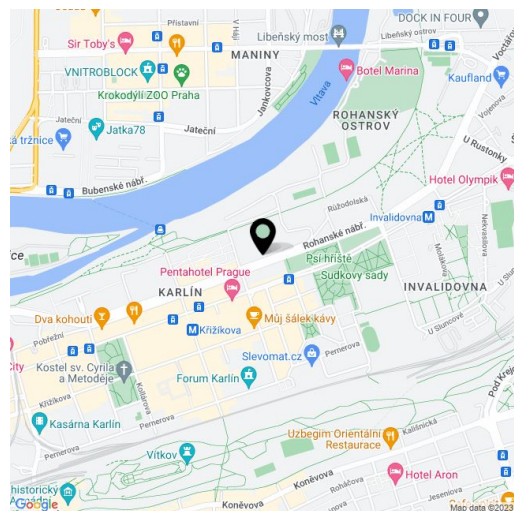
Location:

Excellent accessibility 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

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





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