



🏠 342 m<sup>2</sup> 📄 Sokolovská, Praha 8 📦 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7168</b>	Price	<b>17 EUR per m2 / month + services + VAT</b>
Address	<b>Sokolovská, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>342 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>4th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent an office space in an administrative complex in Prague 8 in Karlín. The building was built in 2000 according to the design of architect Václav Aulický. In 2019 the building underwent extensive renovation to meet modern requirements for office space. Thanks to the variability of the interior space, you can choose offices exactly according to your needs.

Tenants have access to 24-hour security, security and central reception, smoke detectors, internet, internal blinds, air conditioning, fibre optics, operable windows and sprinklers. Access is by magnetic card.

The building's surroundings are distinguished by perfect amenities. Karlín is a modern, vibrant district with a wide range of restaurants, cafes, shops and cultural centres. The nearby charming park by the Church of Sts. Cyril and Methodius or Vítkov Hill offer plenty of space for a well-deserved rest after work. There is a tram stop nearby, and the B - Křižíkova or Invalidovna metro stations are within walking distance. Václav Havel International Airport is only 30 minutes away by car.

Services: 110 CZK/sqm/month + utilities.

Parking: 140 EUR/month.