



🏠 1 122 m<sup>2</sup> 📍 Karolinská, Praha 8 💰 20 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>DN</b>	Price	<b>20 EUR per m2 / month + services + VAT</b>
Address	<b>Karolinská, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>1 122 m<sup>2</sup></b>	Parking	<b>Yes</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for lease an office unit in an impressive 11-storey building in Prague's Karlín district, providing up to 19,800 sqm of modern and high-quality space. During its design, emphasis was placed on energy efficiency. The building is equipped with a unique "displacement" overpressure ventilation system, which is a superior technology today.

The project offers a range of modern amenities and services to ensure a comfortable and safe working environment. There is a 24-hour security service and a central reception to ensure the security and operation of the building. For comfort, there are internal blinds, air conditioning and carpets installed which contribute to a pleasant working atmosphere. In terms of technology, the building is equipped with fibre optics for fast internet and magnetic card access, ensuring a modern and secure working environment. For flexibility of space, there are double floors and lowered ceilings to allow easy handling of cabling and improve acoustic performance. The terraces provide a pleasant place to relax or hold informal business meetings. Parking is provided, making access by car easy. This combination of services and amenities makes the building an ideal location for a modern office.

The location around the Rohan waterfront offers excellent car accessibility. In addition, the building is connected by a pedestrian bridge to Prague's Karlín district, providing easy access to two metro stations - Křižíkova and Florenc. These factors ensure excellent accessibility for both cars and pedestrians, which is crucial for efficient operations in this part of the city.

The rental price may vary according to the size and location of the unit.

Offices 20 - 27.50 EUR/sqm/month.

Services: 130 EUR/sqm/month.

Parking: 160 EUR/sqm/month.