



🏠 321 m² 📄 Šaldova, Praha 8 📅 17 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7137	Price	17 EUR per m2 / month + services + VAT
Address	Šaldova, Praha 8	Type	Offices
Usable area	321 m²	Parking	No
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Partly	Lift	Yes
Date to move in	1. 1. 2025		

About real estate

We offer an office for rent in an administrative building in the popular Prague Karlín. The original five-storey functionalist building with a basement was built in 1933 and was used to repair sports cars and manufacture aircraft parts. Since 2015, after a sensitive renovation, it has been offering tenants unique commercial and modern office space. The lettable space is flexible and can be individually tailored to suit the client's requirements.

The building has a reception with unrestricted access, an outdoor terrace, opening windows with external blinds, reduced views, fibre optic, internet, air conditioning and security.

The site is easily accessible by public transport thanks to tram stops (Křižíkova, Urxova) and Křižíkova metro station (line B). The city centre can be reached by car and public transport within 10 minutes. There is also plenty of parking space and all civic amenities (restaurants, cafes, shops).

Fees 160,- CZK/sqm/month incl. VAT (in the form of advance payment for utilities and own consumption, billable once a year).

For more information contact the broker.