



🏠 321 m<sup>2</sup> 📄 Šaldova, Praha 8 📅 17 EUR per m<sup>2</sup> / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7137</b>	Price	<b>17 EUR per m<sup>2</sup> / month + services + VAT</b>
Address	<b>Šaldova, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>321 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>
Date to move in	<b>1. 1. 2025</b>		

## 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.