



🏠 295 m² 📖 Pobřežní, Praha 8 💰 425 CZK 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	N7046	Price	425 CZK per m2 / month + services
Address	Pobřežní, Praha 8	Type	Offices
Usable area	295 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	1st floor
Device	Partly	Lift	Yes
Date to move in	15. 8. 2024		

About real estate

We offer for rent high quality class A office space near Rohanský nábreží in Karlín, Prague 8.

The offices have an airy interior with a separate kitchen for each tenant. Security is provided by reception with turnstiles, security service, access system to the building and units using contactless cards. The building is designed to be wheelchair accessible.

Both large (open space) and individual (cellular) offices can be flexibly created on the floor. A typical floor has an area of over 900 sqm and can be flexibly divided into smaller units. For the comfort of the tenants there is a controllable air conditioning system, heating and air exchange are handled by central HVAC. The building has a special double façade and the windows can be opened. The building includes parking in the underground garage and facilities for cyclists.

The Křižíkova metro station (line B) and all civic amenities are within walking distance. Cafes, restaurants, hotels and other services are easily accessible. There is also a school, fitness centres and a polyclinic within walking distance.

Services: 125 CZK/sqm/month.

Energy efficiency G.

Parking: 110 EUR/month.

For more information contact the broker.