



1 450 m² Rohanské nábřeží, 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	N7186	Price	17 EUR per m² / month + services + VAT
Address	Rohanské nábřeží, Praha 8	Type	Offices
Usable area	1 450 m²	Parking	No
Energy performance of the building	G - Extremely uneconomical	Lift	Yes

About real estate

We offer for rent an office space in a building with first-class design and a great location in Prague's Karlín. The location of the project combines the dynamics of a big city with tranquility in the middle of greenery.

Currently on offer are units from 728 to 1450 sqm.

The space offers flexible layouts, floors allowing for open space or separate closed offices. The height of the office space and corridors is 3.0 m, there is also the possibility of setting up a separate kitchenette and toilet in each unit. Continuous security and reception operation, external blinds on the south and west facades, LED lights and opening windows are commonplace here. The project is LEED Core & Shell certified at the GOLD level. Tenants have 72 parking spaces in 2 basements, a bike room including a shower for cyclists in the 1st floor and basement storage space.

The building is located on a plot bounded by Rohanské nábřeží, Sokolovská, Urxova and Kaizlovy sady streets. There is a tram stop Urxova in close proximity. The location is also easily accessible by metro B from Křižíkova station. Nearby is the major transport hub Florenc, where the international bus station is located and there is a transfer between metro lines B and C. Thanks to this good transport accessibility, you can get to the center of Prague in a few minutes.

Offices from 17 EUR/dqm/month

Services 100,- CZK/sqm/month + utilities

Parking 120,- EUR/place/month