



🏠 295 m<sup>2</sup> 📖 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](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N7046</b>	Price	<b>425 CZK per m2 / month + services</b>
Address	<b>Pobřežní, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>295 m<sup>2</sup></b>	Parking	<b>Yes</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>15. 8. 2024</b>		

## 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.