



## An office space for rent, 705 sqm, Prague 8 - Karlín



🏠 705 m<sup>2</sup> 📄 Thámová, Praha 8 📞 390 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	<b>N7149</b>	Price	<b>390 CZK per m2 / month + services + VAT</b>
Address	<b>Thámová, Praha 8</b>	Type	<b>Offices</b>
Usable area	<b>705 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<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>		

## About real estate

We offer for rent an office in an office building in a popular location in Prague 8 which is easily accessible by public transport and car. There are several units available for rent.

The office space for rent also has air conditioning, opening windows, double floors, blinds, high-speed elevators, security, restaurant with canteen and the possibility of coworking and renting serviced offices. On the ground floor there is a reception with unlimited access via magnetic cards.

The Křižíkova metro station (line B) is about a 3-minute walk from the building and the Křižíkova and Urxova tram stops are a short walk away. There is also excellent accessibility by car, thanks to the connection to the D8 motorway in the direction of Germany. There are plenty of parking spaces for rent. In the vicinity there is Karlín Square and the multifunctional complex Forum Karlín with all civic amenities and a wide range of services. For active relaxation, the nearby Vítkov is a great place.

Services: 120,- CZK/sqm/month + VAT

Parking: 100 EUR/place inside/month + VAT