



An office space for rent, 280 sqm, Pernerova - Prague 8



🏠 280 m<sup>2</sup> 📄 Pernerova, Praha 8 - Karlín 📞 492 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>N6987</b>	Price	<b>492 CZK per m2 / month + services</b>
Address	<b>Pernerova, Praha 8 - Karlín</b>	Type	<b>Offices</b>
Usable area	<b>280 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>2nd floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>		

## About real estate

We offer for rent office space of 280 sqm in a stylish and ecological building in Prague 8 - Karlín. The building with a beautiful green facade was designed by Architect David Chisholm from the renowned international studio CMC Architects. There are several units available in the complex.

The project has an excellent location on the border of a developing business area and a modern residential district, which guarantees user comfort and the offer of full amenities and services. The building is BREEAM Excellent certified and offers features such as flexible office space with 3 metre high ceilings, tilt and turn windows, central HVAC for all areas, central humidification, external sunlamps, diesel generator, room for its own battery backup power supply (UPS) and more.

There is also a central reception area with turnstiles for both Building A and B, uninterrupted security services and a CCTV system monitoring the building and its surroundings including the garages. In addition, the building also houses a canteen, café and restaurant on the ground floor, as well as a bicycle storage room with facilities.

Parking is provided for approximately 300 vehicles in two-storey garages. Services and rubbish collection are provided from Korybutova Street or from the first level of the car park. There is easy access by car and public transport to the city centre, greenery and quiet zones in the vicinity.

Services: 130,- CZK/m<sup>2</sup>/month + VAT.

Parking: 120,- EUR/month + VAT.

Add-on factor 5%.