



🏠 268 m<sup>2</sup> 📄 Sokolovská, Praha 8 - Karlín 🏠 19 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	<b>N7386</b>	Price	<b>19 EUR per m2 / month + fees</b>
Address	<b>Sokolovská, Praha 8 - Karlín</b>	Type	<b>Offices</b>
Usable area	<b>268 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Lift	<b>Yes</b>		

## About real estate

We offer modern office space for rent in a building located on the border of Prague 1 and Prague 8. This location provides excellent transport accessibility and all civic amenities.

The building has a prestigious reception, which has two separate entrances - one from Sokolovská street and the other from Pobřežní street. The office space is air-conditioned with four-pipe fan-coil units, which ensure optimal temperature comfort throughout the year. The floors are double, with a minimum height of 80 mm, which allows flexible cabling.

The offices have operable windows to allow natural ventilation. The clear height of the spaces is 2.9 metres, which contributes to an airy and pleasant working environment. Convenient accessibility is provided by five high-speed passenger lifts and one freight lift. 141 underground parking spaces are available for tenants and their employees. Parking in the underground garage is provided at a price of EUR 140 per month per parking space.

The building is very accessible by public transport. The Florenc metro station (lines B and C) and tram stop are located directly in front of the building, ensuring easy accessibility for employees and clients.