





Office space

Prague 8, Karlín

[Ask for price](#)

| | |
|-------------------------|-------------------------|
| Available area | 892 m ² |
| Tenant consumption | — |
| Parking | 8 garage parking spaces |
| Parking service charges | — |
| Parking ratio | — |
| Certification | — |
| PENB | G |
| Reference number | 108194 |

An offer of attractive commercial premises with a generous area of 892 m², located in a newly built building by a renowned architectural studio on Karlín's high street, near the Křižíkova metro station.

The open retail space located on the first floor of the building is **accessible from the street** and on the southern side offers direct access to a park adjacent to two office buildings. Ample natural light is provided by large-format display windows facing the street, and extensive **storage facilities** are available on the underground levels. The property also includes **eight garage parking spaces**.

The building is an integral part of the vibrant Karlín district, in close proximity to modern residential and commercial buildings, home to numerous international companies. In addition to the Corso Karlín building, the area also features the Meteor Centre Office Park and the newly built Praga Residence complex. A line B metro station and tram stop are located in close proximity to the building and the city center is just a few minutes away, as are the Florenc bus terminal and the Masaryk or Main railway stations.

The offer price of the property is listed without VAT and its sale is subject to this tax.

Total area 892 m².

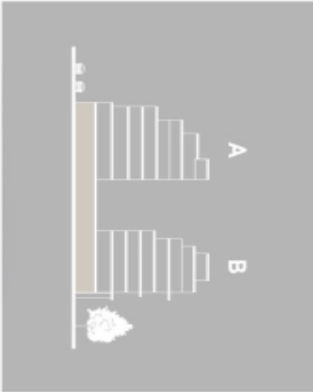
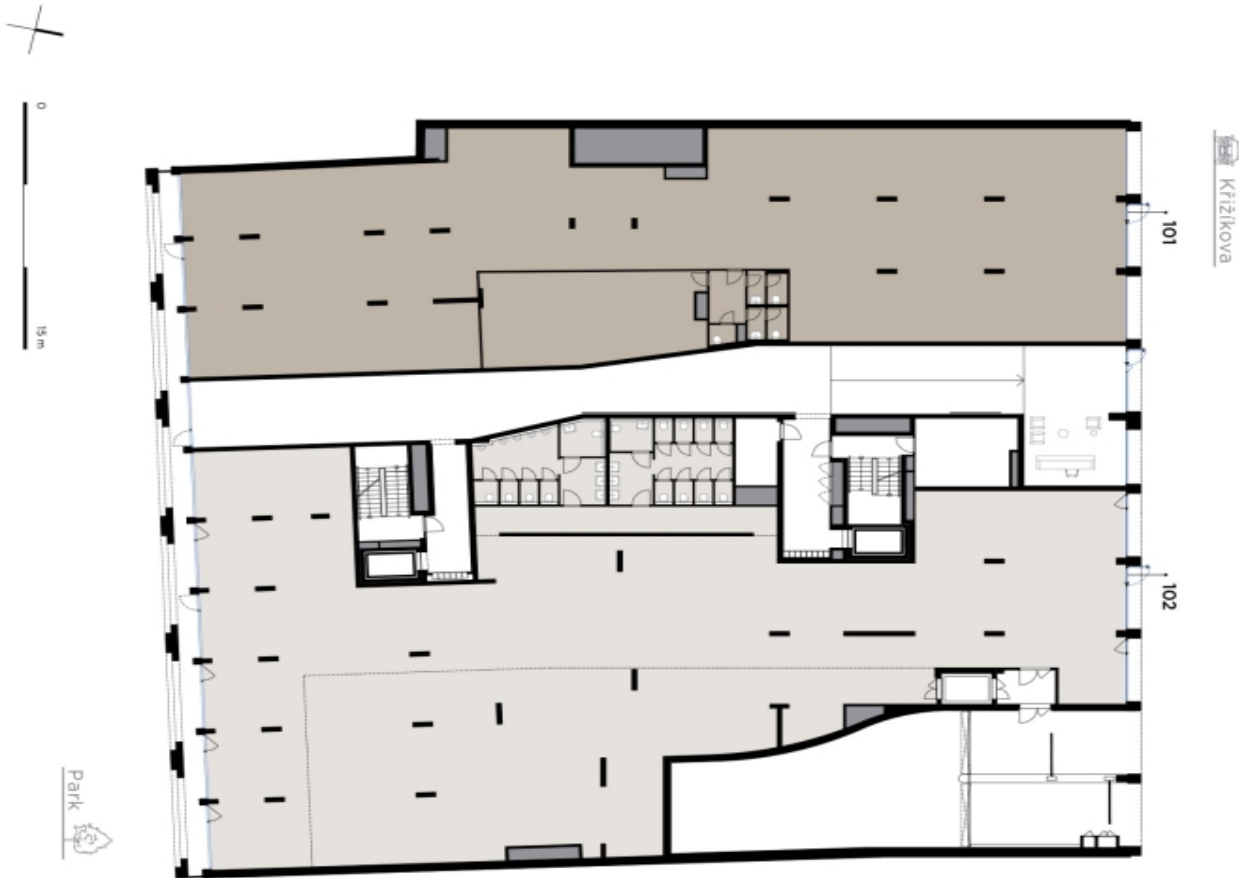


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Podlažní plocha byla dle původních představ projektována (garážový stánek č. 106/2013 Sb.) zrušena a celková plocha všech místností byla a také plochy pod nouzový i v nouzi pro zajištění a přípravy celkové údržby a opravy stavebního objektu. Jedná se o podlaží, které je v současnosti obsazeno pouze jedním nájemcem. Plochy jednotlivých místností jsou pouze orientační. Všechny záznamy a plány byly vytvořeny podle skutečnosti. Všechny údaje jsou pouze orientační a nemají právní platnost. Všechny údaje jsou pouze orientační a nemají právní platnost.



1.NP

| jednotka | podlažní plocha |
|-------------------------|-----------------|
| 101 Nájemní jednotka 01 | 635,7 m² |
| 102 Nájemní jednotka 02 | 892,2 m² |