





Office space

Prague 8, Karlín

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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**.

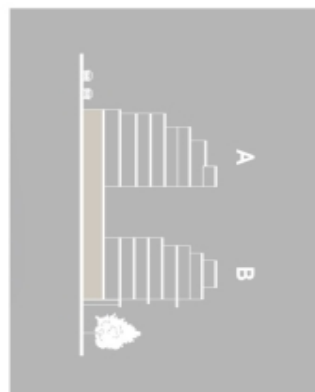
The building is an integral part of the vibrant Karlín district, in close proximity to modern residential and commercial buildings, home to numerous international companies. In addition to the Corso Karlín building, the area also features the Meteor Centre Office Park and the newly built Praga Residence 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.



Průzkumná studie byla dle platných předpisů zpracována (stavby číslo 156/2013 Sb.) zhruba v celkové plošné úměře 1:1000. Provedení a realizace studie bylo provedeno podle standardů (stavby číslo 156/2013 Sb.) zhruba v celkové plošné úměře 1:1000. Provedení a realizace studie bylo provedeno podle standardů (stavby číslo 156/2013 Sb.) zhruba v celkové plošné úměře 1:1000. Provedení a realizace studie bylo provedeno podle standardů (stavby číslo 156/2013 Sb.) zhruba v celkové plošné úměře 1:1000.



1.NP

jednotka	podlahová plocha
101 Nájemní jednotka 01	635,7 m²
102 Nájemní jednotka 02	892,2 m²