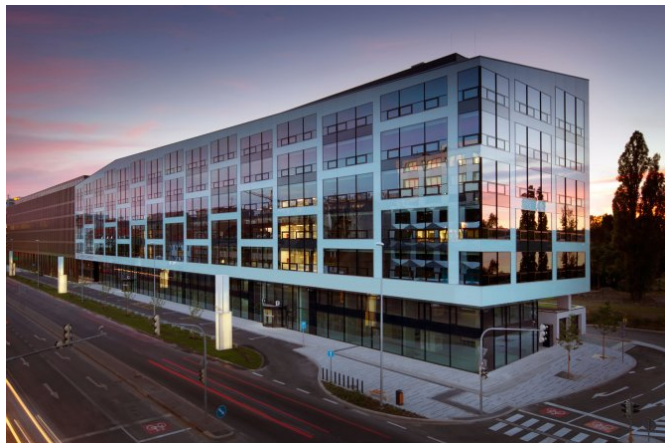




Office Portal

River Garden II-III

Rohanské nábřeží 23, Praha 8





Price

from 15.25 Eur/m²

Offer type

lease , sublease , coworking

Unit area

233 - 2 143 m²

Total available area

1 935 m²

Description

River Garden II - III consists of two architecturally distinct but internally interconnected buildings, which seamlessly follow the River Garden I office project. The River Garden business centre is located in a dynamically developing part of Karlín. It attracted his tenants not only with atypical architecture, but also with technical and economic ingenuity. Rohanské nábřeží is popular not only due to the picturesque surroundings, but also due to easy access to the centre and the most important Prague roads. Thanks to the great location of the building, the tenant benefit not only from the café atmosphere of old Karlín, but also from a landscaped park zone along the Vltava River or the nearby Vítkov hill. The newly built modern River Garden building is part of a popular administrative complex, which houses major companies such as Deloitte, Philips and Unilever.

Parameters

Number of floors above ground	7
Total available area	1 935 m ²
Parking place	120 EUR
Building approval	2020
Energy efficiency	B

Equipment and services

Air conditioning ✓

Správa budovy v objektu

Carpets ✓

Conference room

PC/data network

Double floor ✓

Fire alarm

Internal blinds ✓

Kitchen

Lift ✓

Lowered ceiling ✓

Magnetic card entry ✓

Openable windows ✓

Optical cable ✓

Parking ✓

Telephone network/lines

Recepce ✓

Restaurant/canteen ✓

Security ✓

Smoke detector ✓

Sprinklers

Terraces ✓

Private toilet

Available variants

8.60 Eur/m ²	lease 733 m ²	4 th floor
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8.60 Eur/m ²	lease 233 m ²	7 th floor
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8.60 Eur/m ²	lease 969 m ²	7 th floor
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8.60 Eur/m ²	sublease 2 143 m ²	
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Contact the broker



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