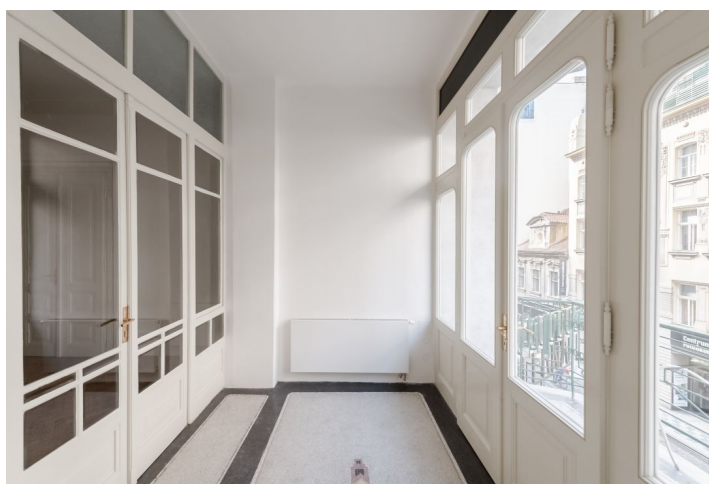




# Office building

€ 17.35 / m<sup>2</sup> | CZK 440 / m<sup>2</sup>

535 m<sup>2</sup>, Praha 1, Nové Město, Vodičkova





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Service price	130 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	101445

**This renovated building, which became an icon of its time, offers office space for lease. The renovation included the restoration of the concrete and stone slabs of the façade, blocks, decorative sculptures, balconies, and conservatories.**

The construction of the building occurred between 1907-1921 by the Czech designer Ing. Stanislav Bechyně and the builder Ing. Václav Havel. The original aim for the building was a hockey arena, but for capacity reasons this did not happen and now it functions as a commercial zone with a concert and event hall. Since 2017, the building has been a Czech national cultural monument.

The office space has social facilities, a preparation for the installation of a kitchenette, a video phone, openable windows, and a balcony overlooking the courtyard. The parquet floors and floors were preserved after the renovation, and the doors have been refurbished.

### Location:

Great transport accessibility by public transport. Within walking distance of the Muzeum (line A, C), Můstek (line A, B), and Hlavní nádraží (line C) metro stations, and the Václavské náměstí, Muzeum, Vodičkova, Jindřišská, and Hlavní nádraží tram stops. Close to full amenities: cafés, a theater, restaurants, and shops in an arcade.

### Features and services:

- Cooling, heating
- Electric fire alarm
- Social facilities
- Ventilation
- New electrical wiring
- Preparation for a kitchenette
- Possibility to rent a lounge for private events
- Café with lunch specials, another café, and a restaurant in the arcade

Rental and service charges listed without VAT. Lessee pays no commission.

