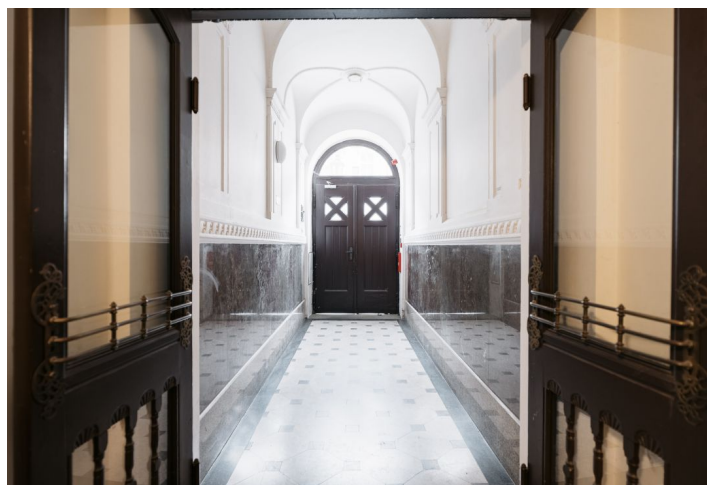
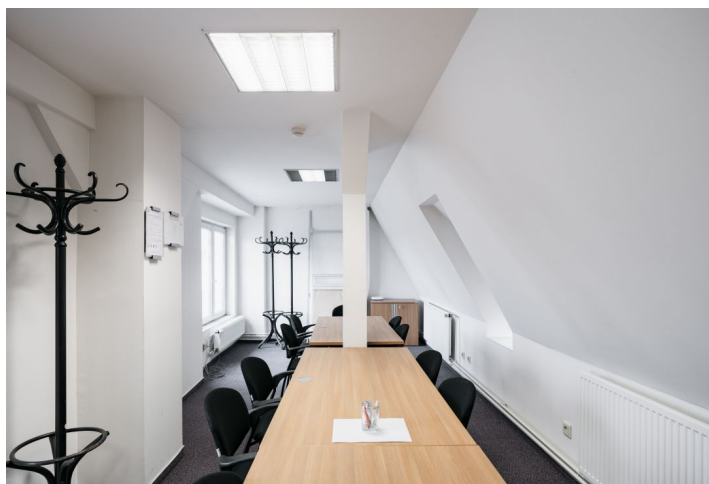




# Office space

Rented

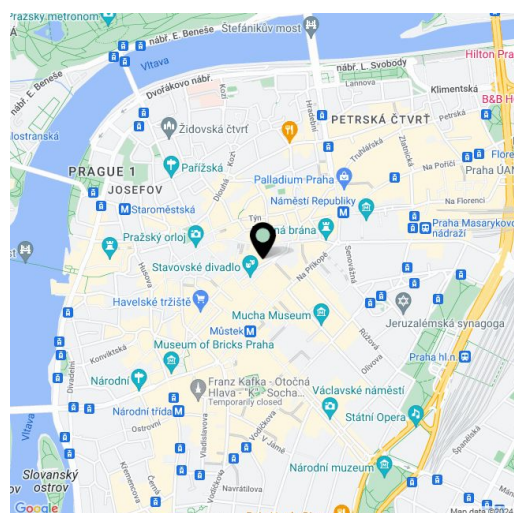
Praha 1, Staré Město, Ovocný trh





Praha 1, Staré Město, Ovocný trh

|                  |                    |
|------------------|--------------------|
| Available area   | 135 m <sup>2</sup> |
| Cellar           | -                  |
| Parking          | -                  |
| PENB             | Not required       |
| Reference number | 104987             |



**Non-residential premises for lease on the 5th and 6th floor in a building located on the picturesque Ovocný trh square in the historical centre of Prague with an excellent location and high business potential. In the immediate vicinity there are many cultural monuments, major buildings, restaurants, cafes, and shops. The Staroměstská (line A), Můstek (line A, B) and Náměstí Republiky (line B) metro stations are within walking distance.**

The premises are divided into open space (33.5 sq. m), social facilities (2.5 sq. m and 3 sq. m), entrance hall (3.5 sq. m and 12.2 sq. m), kitchen (9.2 sq. m), 2 office units (25.2 sq. m and 21.3 sq. m), meeting room (22.35 sq. m) and storage (26.45 sq. m).

#### Building:

The façade of the building is dominated by a two-story bay window with a decorative roof, a Neo-Gothic gable and sgraffito ornaments (Czech eagle, Czech lion, and Moravian eagle) by the painter Mikoláš Alš. The name of the listed house is partly derived from these ornaments.

#### History:

The house was built in 1897 according to the designs of Austrian architect Friedrich Ohmann. The six-story building in an eclectic style combines elements of Neo-Gothic and Neo-Renaissance.

Dům U České orlice is situated on the site of an original medieval building, whose history dates back to 1357. From the 16th century it was associated with the noble family from Bubna and Litic, who had it rebuilt in a Baroque style. The original house was demolished as part of the redevelopment of Old Town, which gave rise to a family apartment house with a medical practice, whose investor was the Prague physician Čeněk Klika.

#### Features and Services:

- Shop windows, large windows, high ceilings
- Elevator in the office and residential part of the building
- Private elevator and staircase in the commercial unit
- Possibility to build a garden in the courtyard
- Toilets and kitchenette on each floor
- Shower and closet on the first underground floor
- Fiber-optic cable

Photos of the non-residential premises used in this presentation have been edited post-production to give a more accurate view of the potential use of the premises. Available from September 2024 "as is".

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



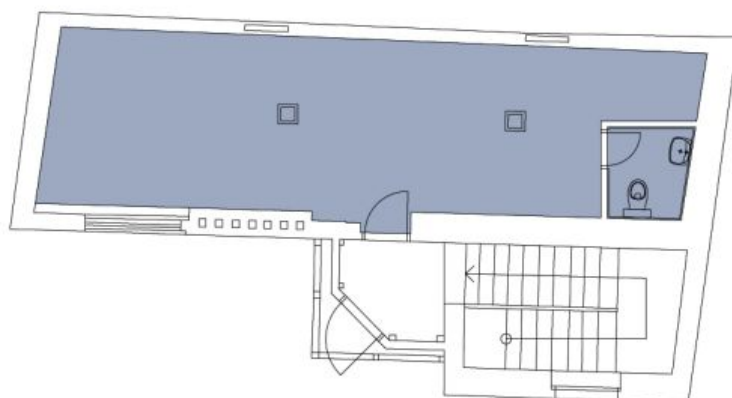
## Office space

Praha 1, Staré Město, Ovocný trh

Rented



Kancelář (Ovocný trh)



Ovocný trh 15 | Celetná 30

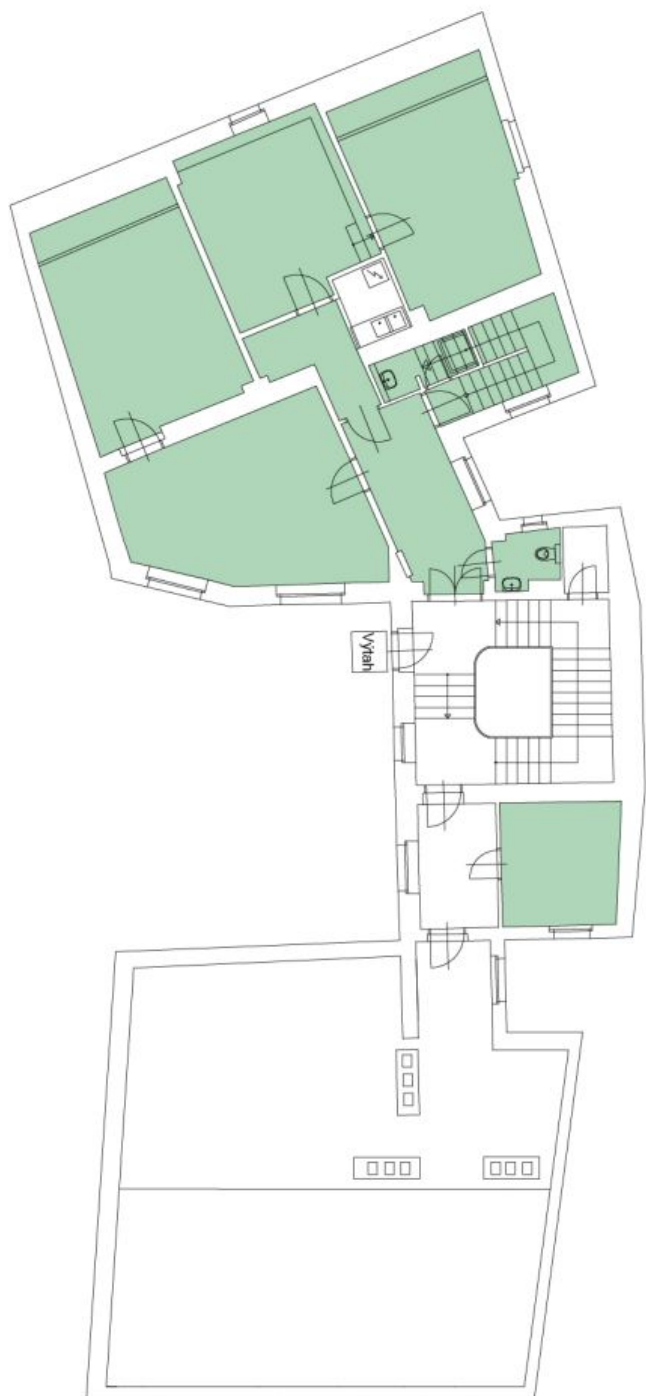
7.NP | 6. patro



## Office space

Praha 1, Staré Město, Ovocný trh

Rented



Kancelář (Ovocný trh)

Ovocný trh 15 | Celetná 30

6.NP | 5. patro