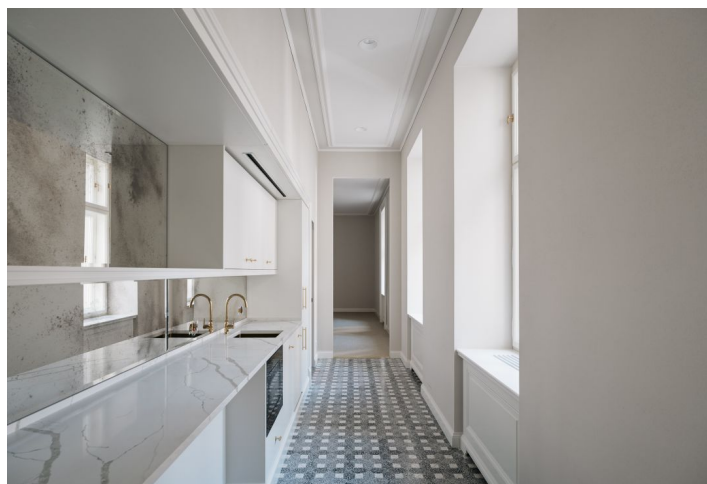




# Office building

€ 18.14 - 22.32 / m<sup>2</sup> | CZK 455 - 560 / m<sup>2</sup>

1 609 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova



**Office building****€ 18.14 - 22.32 / m<sup>2</sup> | CZK 455 - 560 / m<sup>2</sup>**1 609 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova

Service price	150 CZK monthly per m <sup>2</sup>
Tenant consumption	Separately metered services supplied directly to the tenant
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	D
Reference number	105079

**The Art Nouveau building after complete reconstruction offers up to 3,500 sq.m of office and retail space for lease. The combination of modern and historical features creates an optimal location for business in a lucrative Prague street. The building offers a flexible open plan office layout with each unit including a toilets, kitchenette and server room. The space can be customised according to requirements.**

**Location:**

The property is located in the centre of Prague, a few steps from Wenceslas Square and historical monuments, and offers great transport connections, including three metro lines, tram links and train stations. Restaurants, shops, hotels and other services such as banks, post offices, medical facilities and pharmacies are also within walking distance.

**Features and Services:**

Restaurant and café  
 Reception and security 24/7  
 Card/chip access to the premises  
 New double glazed wooden windows, replicas of the original windows  
 Separately controlled heating and hot water  
 Own server room with air conditioning  
 Data cabling

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

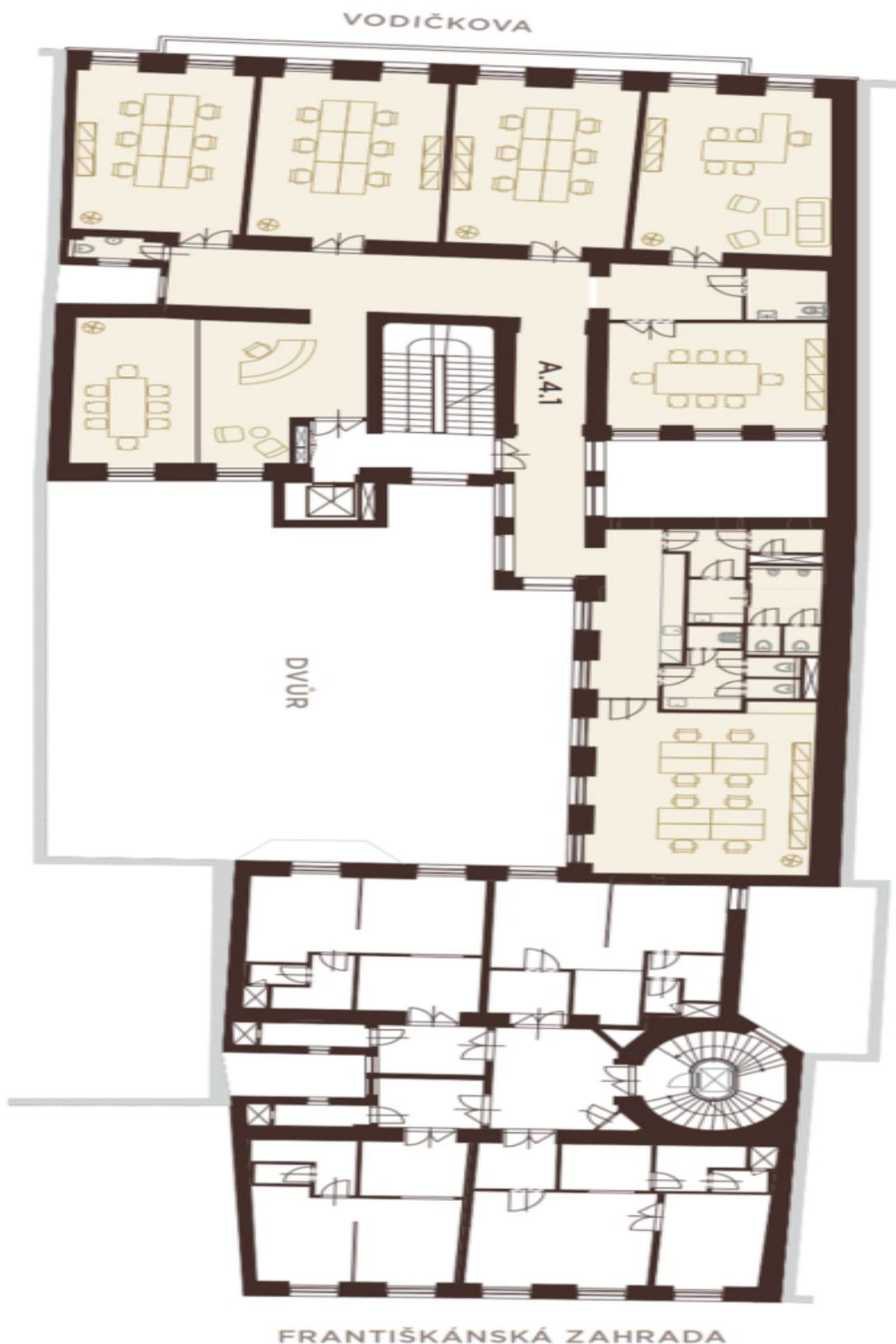


PŮDORYS 3NP





PŮDORYS 4NP





PŮDORYS 5NP

