



## Office space

€ 22.29 / m<sup>2</sup> | CZK 560 / m<sup>2</sup>

Prague 1, Nové Město, Vodičkova





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Service price	150 CZK monthly per m <sup>2</sup>
Available area	465 m <sup>2</sup>
Cellar	-
Parking	-
PENB	Not required
Reference number	106329

Office space for lease on the 5th floor in an Art Nouveau building after complete reconstruction. 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.



