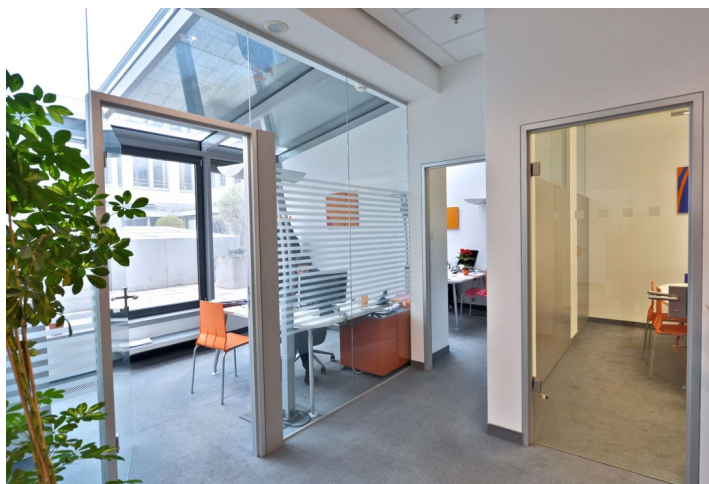




## Office space

Prague 1, Nové Město, Na Poříčí

€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>



**Office space**

Prague 1, Nové Město, Na Poříčí

**€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>**

<b>Service price</b>	168 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 722 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	G
<b>Reference number</b>	106672

Modern office space for lease on the 3rd floor in an excellent location on náměstí Republiky with direct access to a shopping centre with 180 shops and more than 20 restaurants and cafes. The five-storey building has won many prestigious awards - CEE Building of the Year 2007, Best of Realty 2007. The typical floor has 8 300 sq. m.

**Location:**

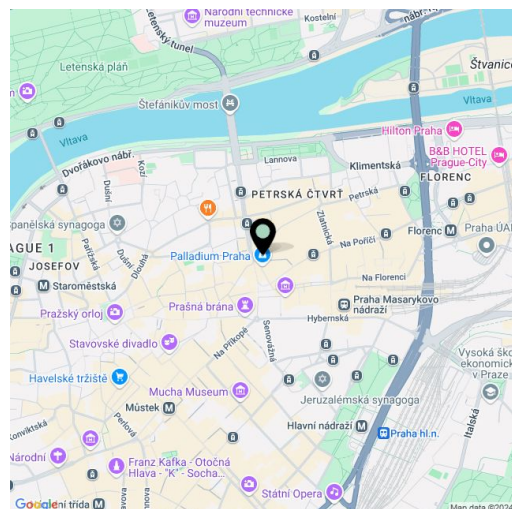
Great transport availability by public transport. Right in front of the building is located a tram stop Náměstí Republiky and metro station Náměstí Republiky (line B).

**Features and Services:**

- Two entrance lobbies with reception services
- Barrier-free access
- Highly experienced on-site facility management
- Security 24/7
- Freight elevators
- Underground parking
- Charging of e-cars
- Car wash
- Bicycle parking
- Showers for the tenants
- Roof terraces
- View on Old Town and Letná Park
- Technical standards
- Tailored space to tenants' needs
- Lots of natural lighting
- Fully glazed facade
- Suspended ceilings with a clear heights of 3 m
- LED lights
- Raised floors
- High-quality carpet in squares
- Four-pipe air conditioning system
- Openable windows
- Individually adjustable temperature
- Ceiling fan-coils for cooling and heating
- Automatic external blinds
- Optical cable connection point
- Smoke detectors and sprinklers
- Modern access security control system

Images might not accurately reflect the current state of the premises.

Rental and service charges listed without VAT. Lessee pays no



**Office space**

Prague 1, Nové Město, Na Poříčí

**€ 23.00 / m<sup>2</sup> | CZK 579 / m<sup>2</sup>**

<b>Service price</b>	168 CZK monthly per m <sup>2</sup>
<b>Available area</b>	1 722 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	G
<b>Reference number</b>	106672

commission.

