



## Office space

€ 21.50 / m<sup>2</sup> | CZK 544 / m<sup>2</sup>

Prague 1, Staré Město, Na příkopě



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<b>Service price</b>	165 CZK monthly per m <sup>2</sup>
<b>Available area</b>	236 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 200 / ps / month
<b>PENB</b>	D
<b>Reference number</b>	106862

Modern large complex of 17,000 sq. m offers high standard office space for sublease on the 3rd floor with minimum sublease term 1 year/maximum sublease term until November 2030. The building is located right in the centre of the financial and commercial zone of Prague 1, in close proximity to Wenceslas Square. The complex also includes a shopping gallery with clothing and accessories shops, a café and restaurants. The property has been awarded the BREEAM In-Use certificate.

**Location:**

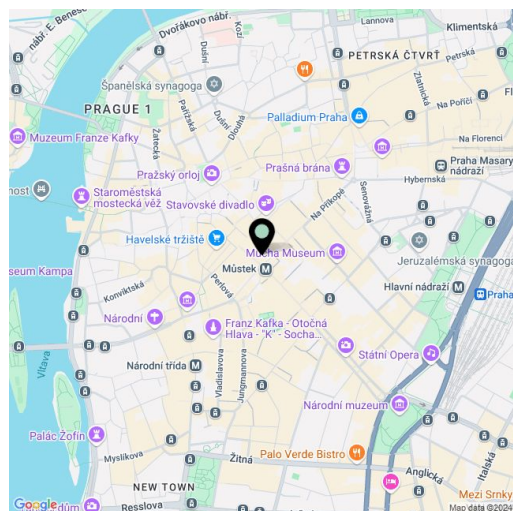
Exclusive location with excellent accessibility by car and public transport - within walking distance of metro stations Můstek (line A, B), Náměstí Republiky (line B), Muzeum (line C) and tram connections. The Masarykovo nádraží and Hlavní nádraží train stations are about a 5-minute walk-away.

**Features and Services:**

- Cooling
- Storage areas
- Suspended ceiling
- Fibre optics
- Sun shading
- Sprinklers
- Smoke detectors
- Meeting rooms
- Openable windows
- Heating
- Mechanical ventilation
- CCTV
- Furniture
- Sun shading
- Access control systém
- Shower

**Available from Q2 2025.**

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





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