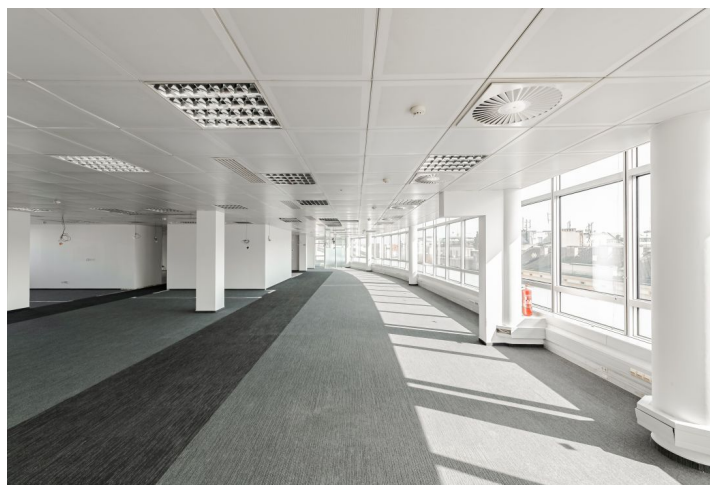
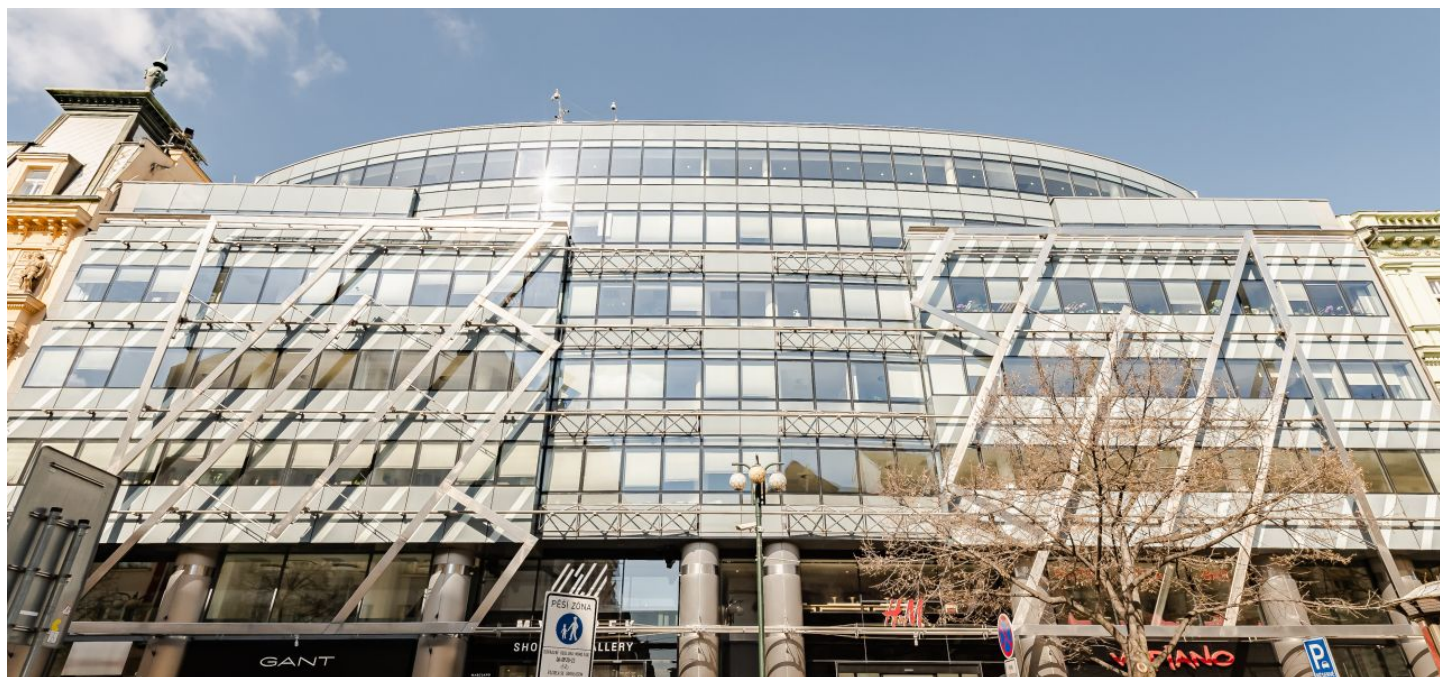




# Office building

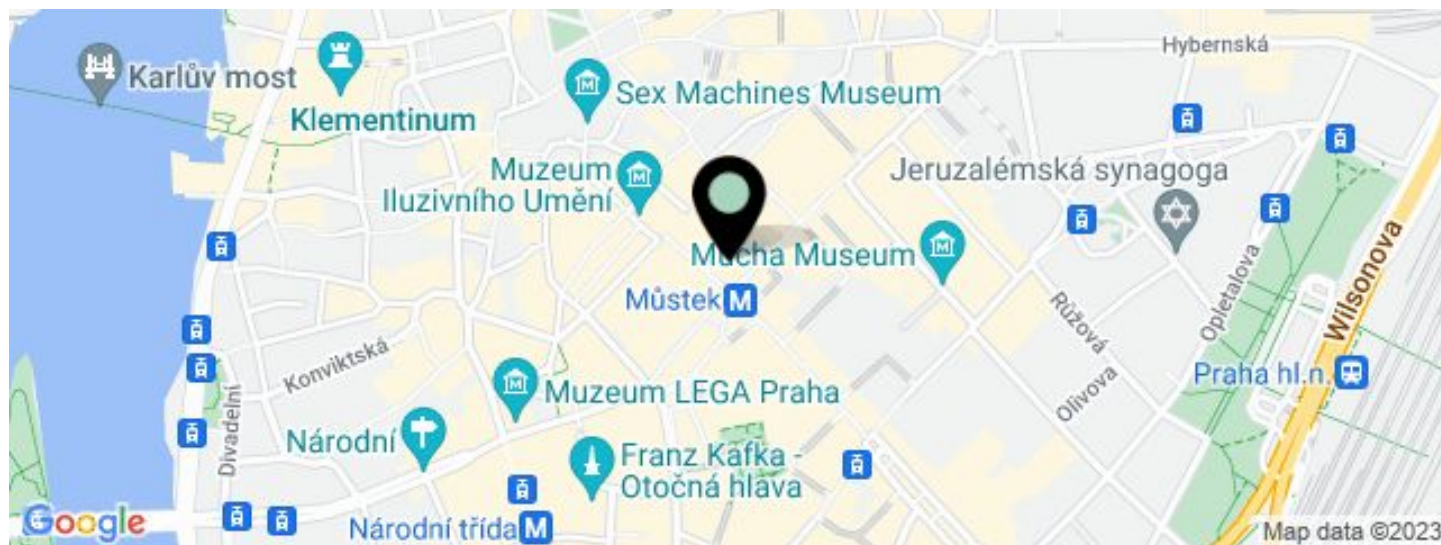
€ 19.50 - 24.50 / m<sup>2</sup> | CZK 492 - 619 / m<sup>2</sup>

2 659 m<sup>2</sup>, Prague 1, Staré Město, Na Příkopě





## Office building

€ 19.50 - 24.50 / m<sup>2</sup> | CZK 492 - 619 / m<sup>2</sup>2 659 m<sup>2</sup>, Prague 1, Staré Město, Na Příkopě

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	341 m <sup>2</sup>	165 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 19.50 - 24.50 / m <sup>2</sup>
Office space, 2nd floor	748 m <sup>2</sup>	165 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 19.50 - 24.50 / m <sup>2</sup>
Office space, 2nd floor	595 m <sup>2</sup>	165 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 19.50 - 24.50 / m <sup>2</sup>
Office space, 2nd floor	338 m <sup>2</sup>	165 CZK monthly per m <sup>2</sup>	EUR 200 / ps / month	€ 19.50 - 24.50 / m <sup>2</sup>



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Service price	165 CZK monthly per m <sup>2</sup>
Total building area	17 100 m <sup>2</sup>
Tenant consumption	—
Parking	200 EUR
Parking service charges	—
Parking ratio	1:50
Certification	—
PENB	D
Reference number	15019

Modern large complex of 17,000 sq. m offers high standard office space and retail space for lease. 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:

- Air Conditioning
- Openable windows
- Interior blinds
- Meeting room
- Restaurants and shops in the building
- Parking in spacious underground garage
- Thermal and sound insulation
- LED lighting
- Optical cabling
- Smoke detectors
- Elevators

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





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