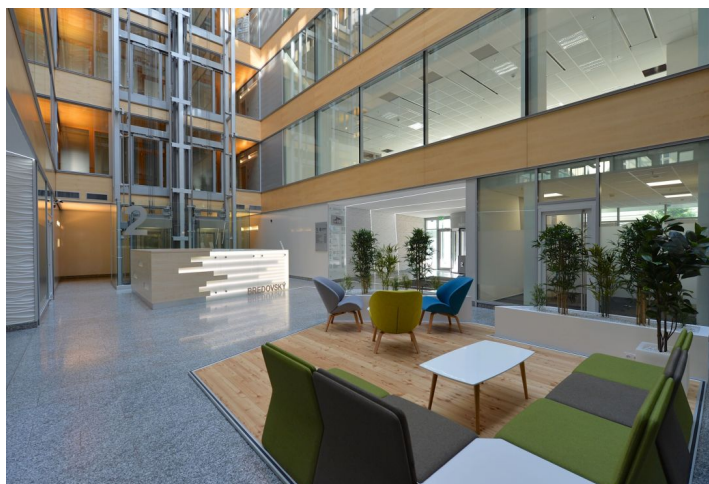




Office building

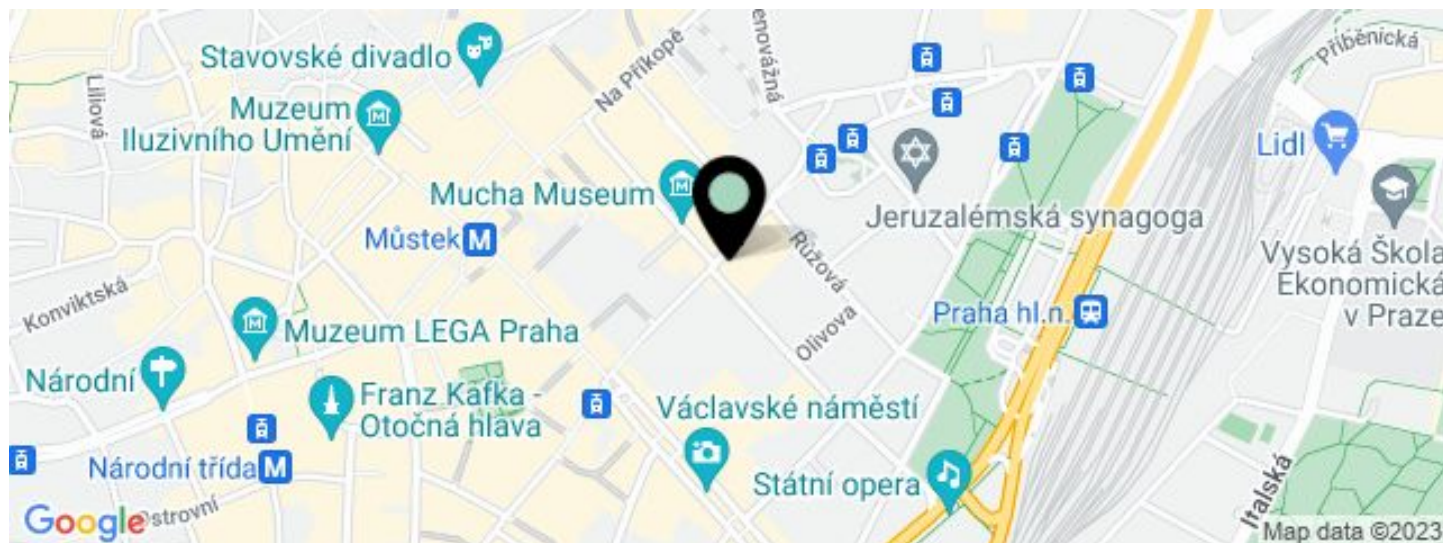
€ 13.75 - 16.50 / m² | CZK 347 - 417 / m²

Prague 1, Nové Město, Politických vězňů



**Office building****€ 13.75 - 16.50 / m² | CZK 347 - 417 / m²**

Prague 1, Nové Město, Politických vězňů



UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Sublease, Office space, 2nd floor	323 m ²	120 CZK monthly per m ²	EUR 150 / ps / month	€ 16.50 - 17.50 / m ²

**Office building**

Prague 1, Nové Město, Politických vězňů

€ 13.75 - 16.50 / m² | CZK 347 - 417 / m²

Service price	132 CZK monthly per m ²
Total building area	11 378 m ²
Tenant consumption	—
Parking	150 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15299

The complex is consisting of 2 historic buildings and a modern structure, benefiting from excellent onsite facilities and two pleasant courtyards. The offered office premises are highly representative, combining a modern administrative center with an environment of vitality and stimulation. 7 floors with a total space of 22 000 sq. m., total usable office area of 12 529 sq. m., typical floor space of 1400 sq. m., and 156 parking spaces.

Location:

The spaces are situated in the very heart of the city center, just a few steps from Wenceslas Square, in a convenient and easily accessible location just a short walk from Prague's central retail hub of Na Příkopě. Metro access is close by, with the stations Muzeum (line A, C) and Můstek (line A, B), all within a 3-minute walk. The area benefits from easy car access to the city highway 200 m away, enabling easy connection to the D1 motorway and the Prague ring-road.

Features and Services:

- Reception
- Ground floor lobby
- 24-hour secure access with electronic cards
- CCTV
- 24-hour security guards
- Open plan layout
- Kitchenette in each leased area
- Toilets in the lobbies of each floor
- Standard floor to ceiling height 3m
- Fully accessible raised floors
- Floor boxes each per 10 sqm
- Central air-conditioning
- Separate server cooling
- Sprinkler system
- 6 passenger lifts
- Openable windows
- Onsite restaurant, many restaurants / bistros in the area
- Underground parking and parking for bikes
- Free parking for guests - 2 hours free
- Meeting room and office rentals - flexi service office
- Possibility to install antennas to your Internet service provider on the roof of the building (free of charge)

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