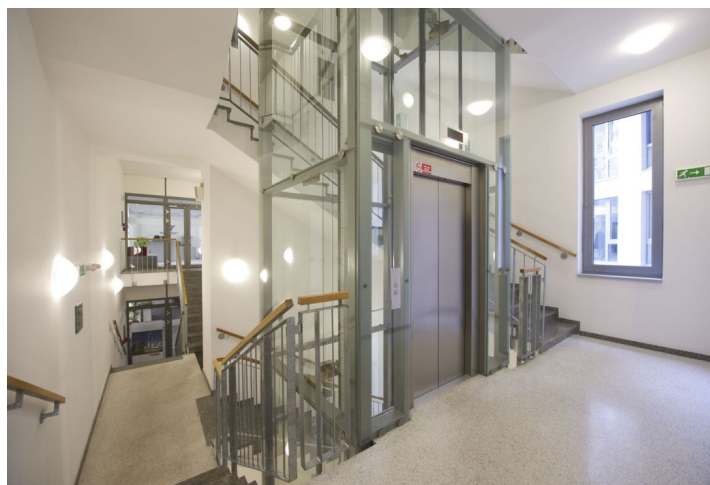


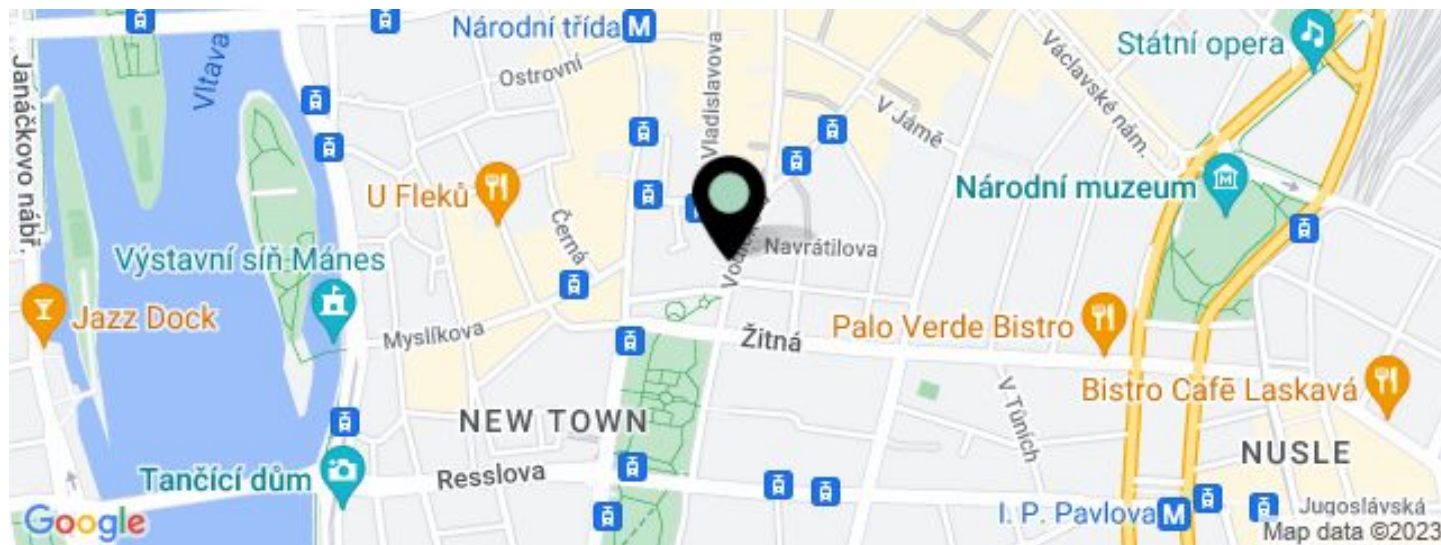


Office building

€ 14.00 - 16.50 / m² | CZK 354 - 417 / m²

997 m², Prague 1, Nové Město, Vodičkova



**Office building****€ 14.00 - 16.50 / m² | CZK 354 - 417 / m²**997 m², Prague 1, Nové Město, Vodičkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	822 m ²	148 CZK monthly per m ²	CZK 6 000 / ps / month	€ 14 - 16.50 / m ²
Office space, 3rd floor	175 m ²	180 CZK monthly per m ²	CZK 6 000 / pp / month	€ 16.50 / m ²

**Office building**997 m², Prague 1, Nové Město, Vodičkova**€ 14.00 - 16.50 / m² | CZK 354 - 417 / m²**

Service price	148 CZK monthly per m ²
Total building area	3 800 m ²
Tenant consumption	—
Parking	6 000 CZK
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15301

New modern building linked to an existing building, which is famous for its Rondocubist façade from the 1920s; unique commercial space created in the center of Prague on site of a legendary Vodičkova Street patisserie. The project offers 4.000 m² of modern office space and 3.400 m² of space for shops and services. Three underground floors feature storage space and parking for tenants.

Location:

The space is located in the business and financial centre of the city with excellent public transport availability near Wenceslas Square and Františkánské zahrady. Accessibility is provided by the metro stations Můstek (lines A and B), Muzeum (line C) and trams.

Features and services:

24-hour security and reception services
 Electronic security system
 Magnetic card access
 Camera system
 Electronic fire detectors
 Underground parking spaces
 Commercial space on the ground floor of the building
 Ventilation and cooling system recessed in the suspended ceiling
 Heating panels underneath windows
 Individual temperature control in each room
 Openable windows
 Suspended ceilings with recessed light fixtures
 Raised floor (floor boxes)
 External blind with electronic control
 Modern lifts

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



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