



# Office building

Prague 2, Nové Město, Kateřinská

Ask for price





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Total building area	11 250 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	16028

**Administrative building with office and commercial space for lease situated in Prague 2, complete with a top floor terrace offering views of the Prague Castle complex.**

### Location:

The building is located on the border of New Town and Vinohrady, just a 10-minute walk from Wenceslas Square. Excellent accessibility by car and public transport - near tram and bus stops and the IP Pavlova metro station (line C). Easy connection to the D1 highway.

### Features and Services:

- Reception desk
- Access by magnetic card
- CCTV
- Security Service 24/7
- Building Management System
- Flexible office space
- Outdoor terrace on the 6th and 7th floors
- Air-conditioning
- Raised floors
- Openable courtyard-facing windows
- Double glazed with a low-E solar coating
- Sprinklers
- Fan coil units in the ceiling
- Floor heating
- Same floor kitchenette and toilets
- Storage
- 2 levels of underground parking

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

