

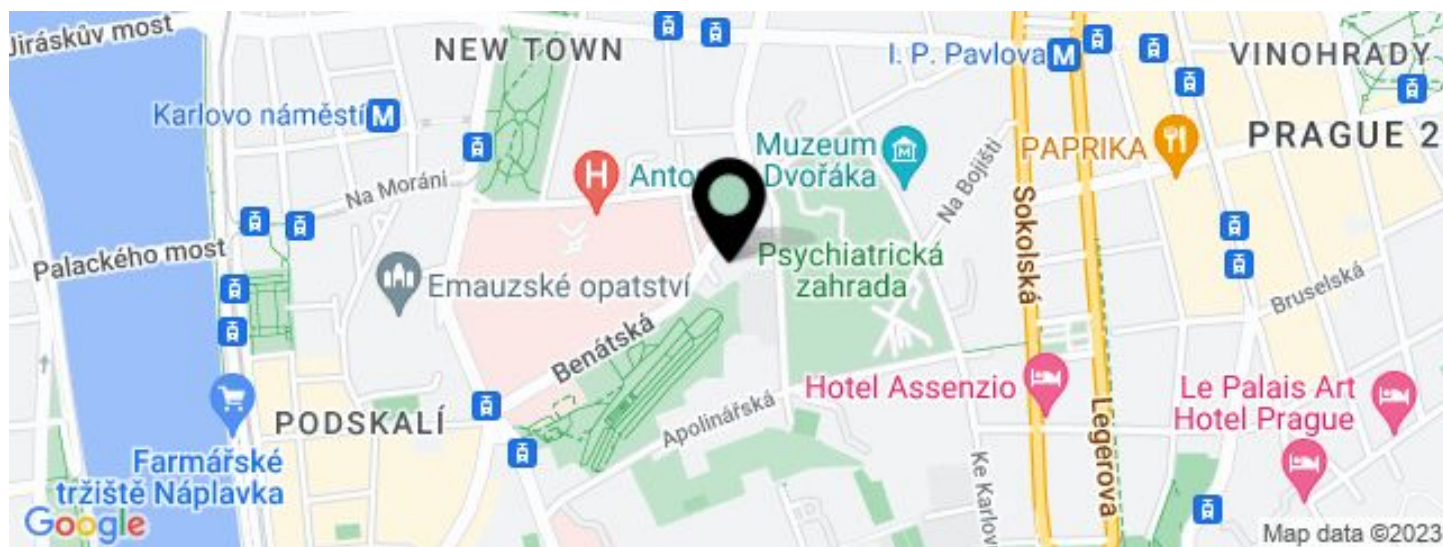


# Office building

€ 15.95 - 16.95 / m<sup>2</sup> | CZK 400 - 425 / m<sup>2</sup>

243 m<sup>2</sup>, Prague 2, Nové Město, Kateřinská



**Office building****€ 15.95 - 16.95 / m<sup>2</sup> | CZK 400 - 425 / m<sup>2</sup>**243 m<sup>2</sup>, Prague 2, Nové Město, Kateřinská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor	243 m <sup>2</sup>	140 CZK monthly per m <sup>2</sup>	EUR 130 / ps / month	€ 15.95 - 16.95 / m <sup>2</sup>

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Service price	140 CZK monthly per m <sup>2</sup>
Total building area	11 250 m <sup>2</sup>
Tenant consumption	—
Parking	130 EUR
Parking service charges	300
Parking ratio	1:60
Certification	—
PENB	Not required
Reference number	16028

**Office space for lease in a modern administrative building in Prague 2. The building has a central reception, air condition, underfloor heating and a fully equipped kitchen. Tenants of the top two floors can use exclusive terraces with a view of Prague Castle.**

**Location:**

The building is located in the city center, just 10 minutes walk from Wenceslas Square. Excellent accessibility by car and public transport - near tram and bus stops and IP Pavlova metro station (line C). Easy connection to the D1 highway.

**Features and Services:**

- Central reception
- Magnetic card access
- CCTV
- 24/7 security service
- Building Management System
- Terrace on the 6th and 7th floor
- Air condition
- Raised floors
- Soundproof openable windows - only part of the windows open to the courtyard
- Double glazed windows with low-E solar coating
- Sprinklers
- Fan coil units in ceiling
- Underfloor heating
- Kitchenette and toilets on the floor
- Storage rooms
- 2 levels of underground parking

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



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