

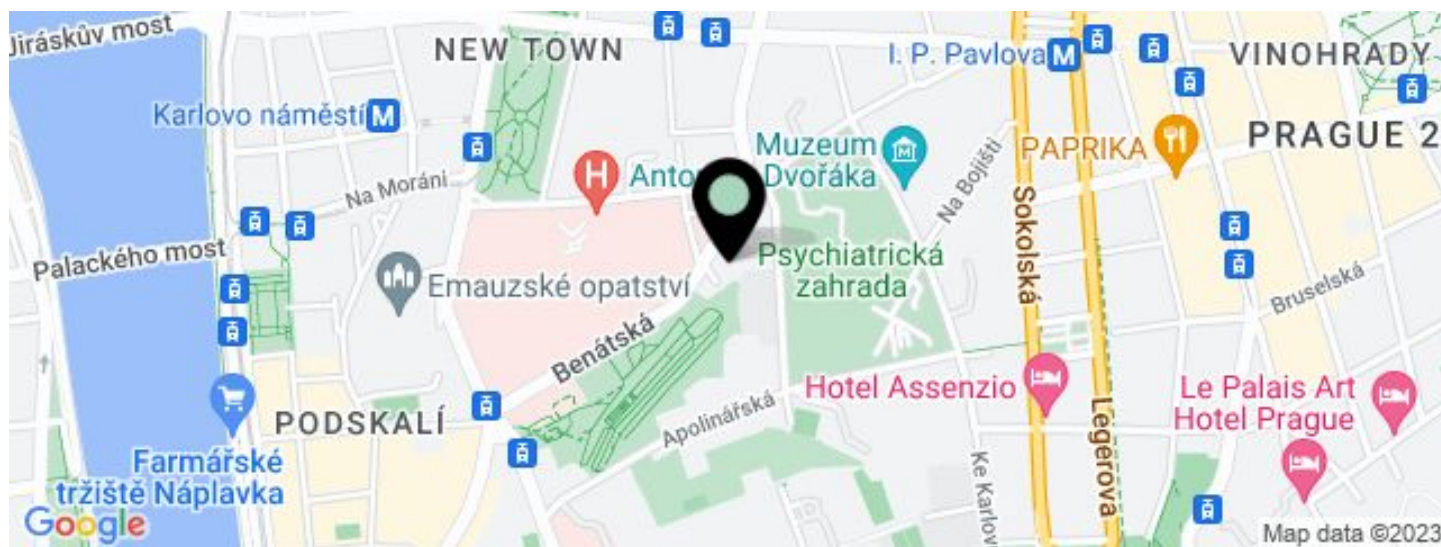


## Office building

€ 15.95 - 16.50 / m<sup>2</sup> | CZK 401 - 414 / m<sup>2</sup>

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



**Office building****€ 15.95 - 16.50 / m<sup>2</sup> | CZK 401 - 414 / 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 - 16.50 / m <sup>2</sup>

**Office building**243 m<sup>2</sup>, Prague 2, Nové Město, Kateřinská**€ 15.95 - 16.50 / m<sup>2</sup> | CZK 401 - 414 / m<sup>2</sup>**

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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