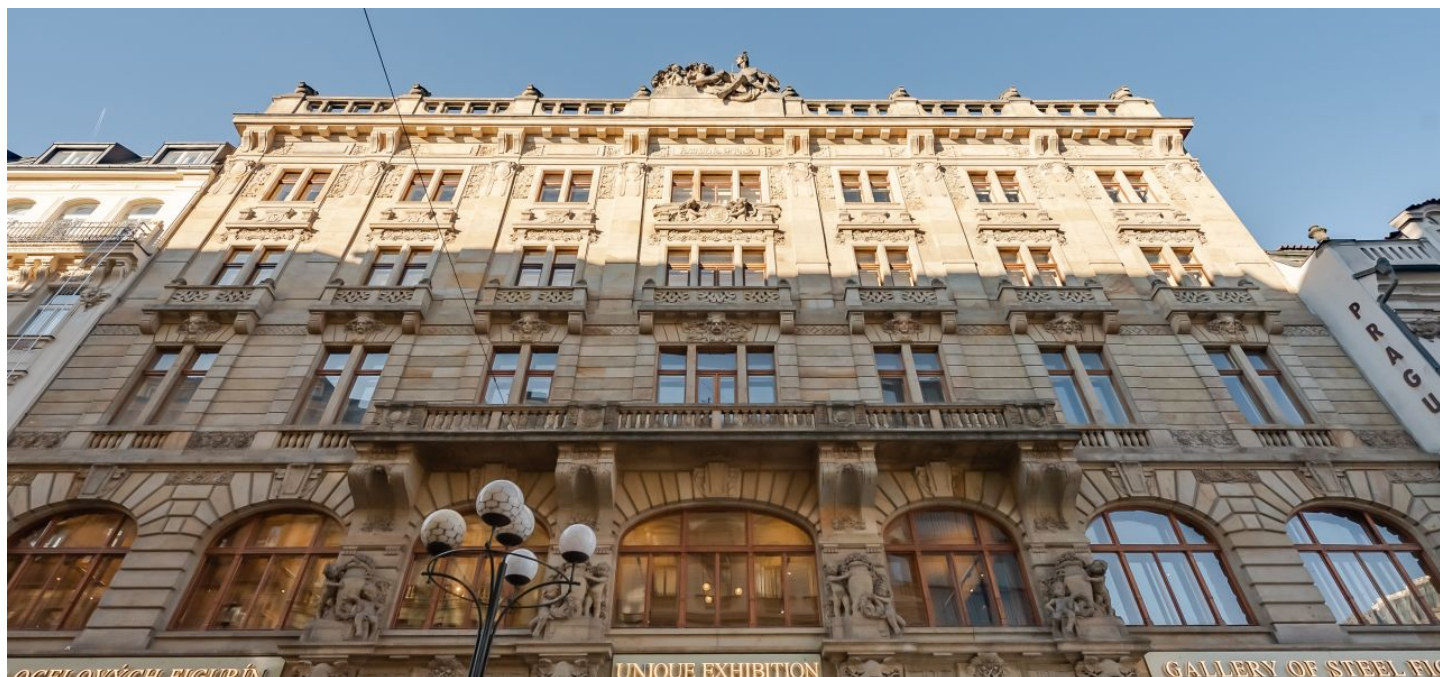


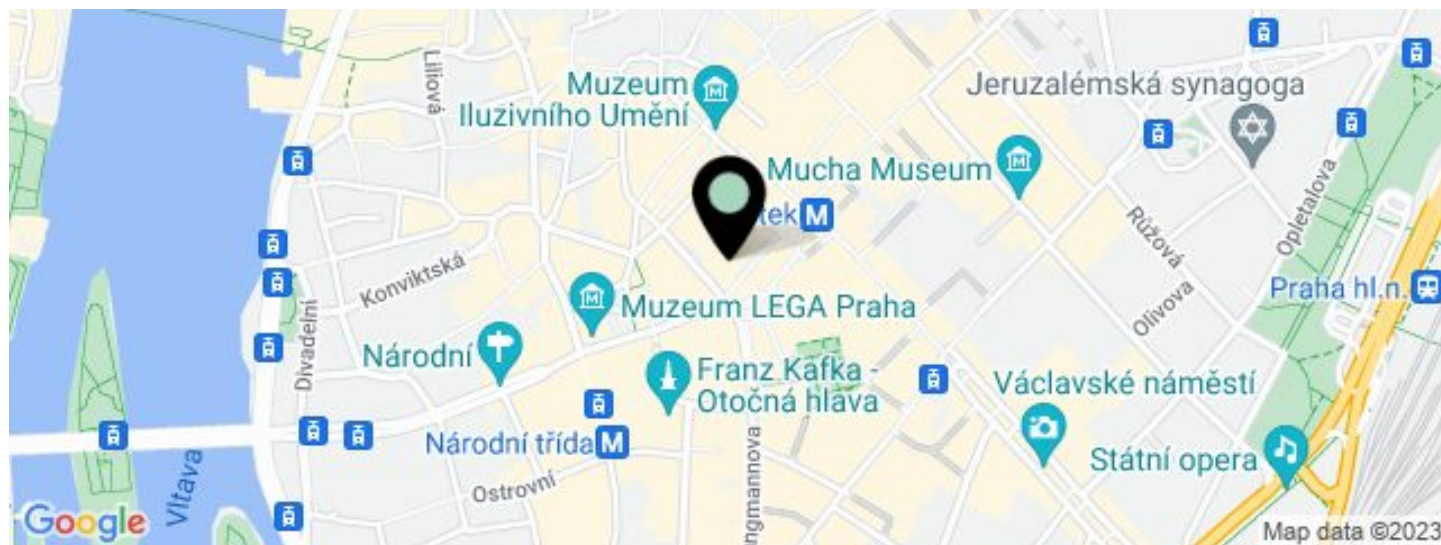


Office building

€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²

427 m², Prague 1, Nové Město, 28. října



**Office building****€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²**427 m², Prague 1, Nové Město, 28. října

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 4th floor	252 m ²	120 CZK monthly per m ²	No	€ 16 - 16.50 / m ²
Office space, 3rd floor	175 m ²	120 CZK monthly per m ²	No	€ 16 - 16.50 / m ²

**Office building**427 m², Prague 1, Nové Město, 28. října**€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²**

Service price	120 CZK monthly per m ²
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	16141

Office space for lease in a completely renovated historical building in the centre of Prague. This impressive early Art Nouveau building was completed in the early 20th century by Czech architect Matěj Blecha, the youngest brother and partner of builders and architects Josef and Alois Blecha. Czech sculptor and designer Celestýn Klouček contributed to the sculptural decoration. The building is situated in the area of the UNESCO designated Prague zone of cultural heritage protection.

Location:

The building is located in the city center at 28. října, connecting two of the busiest streets in Prague's center – Na Příkopě and Národní just a few steps from Můstek metro station (lines A and B) and tram stop Václavské náměstí.

Features and Services:

- Raised floors
- Modern lighting
- Air-conditioning
- Structured cabling
- Openable windows
- Lifts
- Reception
- 24-hour security
- Social facilities
- Shower
- Kitchenette

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



Office building

€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²

427 m², Prague 1, Nové Město, 28. října

Characteristics		Characteristics	
Area	427 m ²	Area	427 m ²
Volume	11,125 m ³	Volume	11,125 m ³
Number of floors	6	Number of floors	6
Year of construction	2018	Year of construction	2018
Energy class	C	Energy class	C
Water supply	Yes	Water supply	Yes
Sanitary supply	Yes	Sanitary supply	Yes
Heating supply	Yes	Heating supply	Yes
Cooling supply	Yes	Cooling supply	Yes
Gas supply	Yes	Gas supply	Yes
Electricity supply	Yes	Electricity supply	Yes
Telephone supply	Yes	Telephone supply	Yes
Internet supply	Yes	Internet supply	Yes
Security system	Yes	Security system	Yes
Fire alarm	Yes	Fire alarm	Yes
Fire extinguishers	Yes	Fire extinguishers	Yes
Staircase	Yes	Staircase	Yes
Lift	Yes	Lift	Yes
Storage	Yes	Storage	Yes
Garage	No	Garage	No
Basement	Yes	Basement	Yes
Roof	Flat	Roof	Flat
Orientation	South	Orientation	South
View	City	View	City
Location	City center	Location	City center
Public transport	Yes	Public transport	Yes
Shopping	Yes	Shopping	Yes
Restaurants	Yes	Restaurants	Yes
Cinema	Yes	Cinema	Yes
Green spaces	Yes	Green spaces	Yes
Waterfront	No	Waterfront	No
Historical monument	No	Historical monument	No
Protected area	No	Protected area	No
Other		Other	



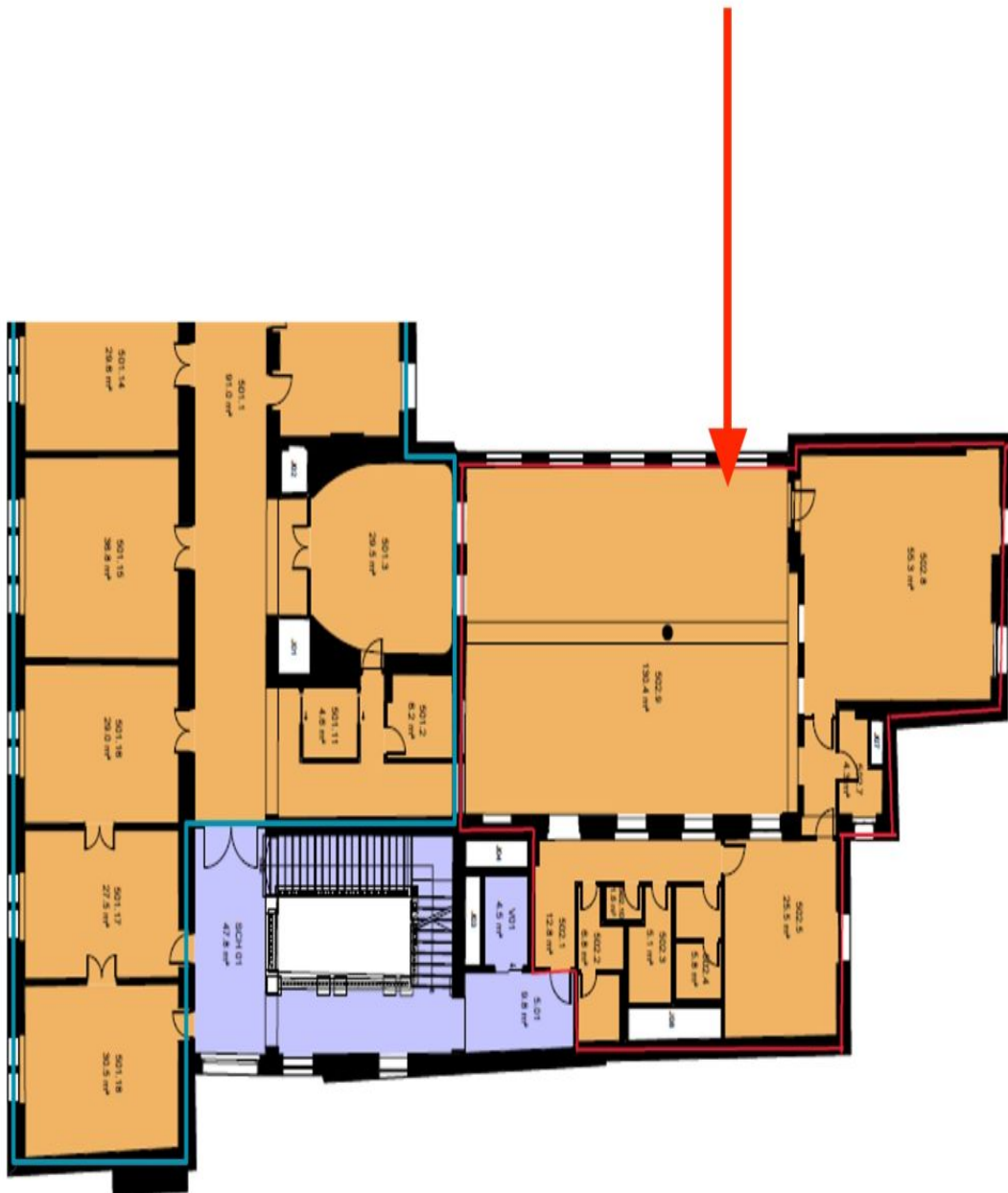
580 sq m | 6th Floor



Office building

427 m², Prague 1, Nové Město, 28. října

€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²





Office building

427 m², Prague 1, Nové Město, 28. října

€ 16.00 - 18.00 / m² | CZK 403 - 453 / m²

4. patro / 4th floor

