



# Office space

Prague 6, Hradčany, Tychonova

Rented





Prague 6, Hradčany, Tychonova

|                  |                                   |
|------------------|-----------------------------------|
| Service price    | 80 CZK monthly per m <sup>2</sup> |
| Available area   | 115 m <sup>2</sup>                |
| Cellar           | -                                 |
| Parking          | 2 000 - 2 000 CZK                 |
| PENB             | G                                 |
| Reference number | 17810                             |

Newly completely refurbished ground floor office space in a unique semidetached villa by the renown Czech architect Josef Gočár with all the original architectural features preserved. Own entrance from the backyard, 4 rooms, 2 toilets and a fully fitted and equipped kitchenette are available. The tenants are welcome to use the garden. One parking space on the plot.

**Location:**

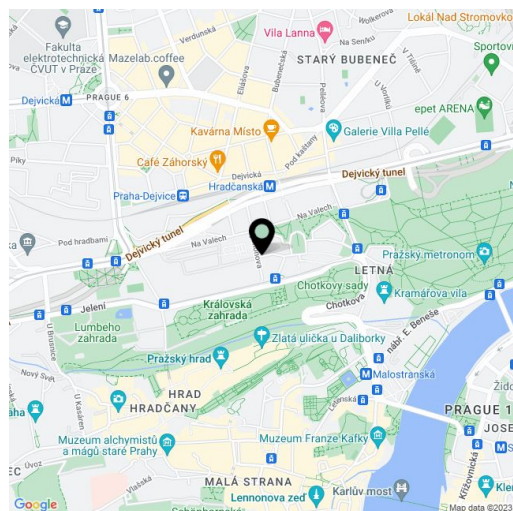
The space is located in a neighbourhood just moments from the Letohrádek královny Anny (Royal Summer Palace), within walking distance of the Letná park and the Prague Castle. Just a two minute walk from Hradčanská metro station (line B), and convenient to the airport and international schools.

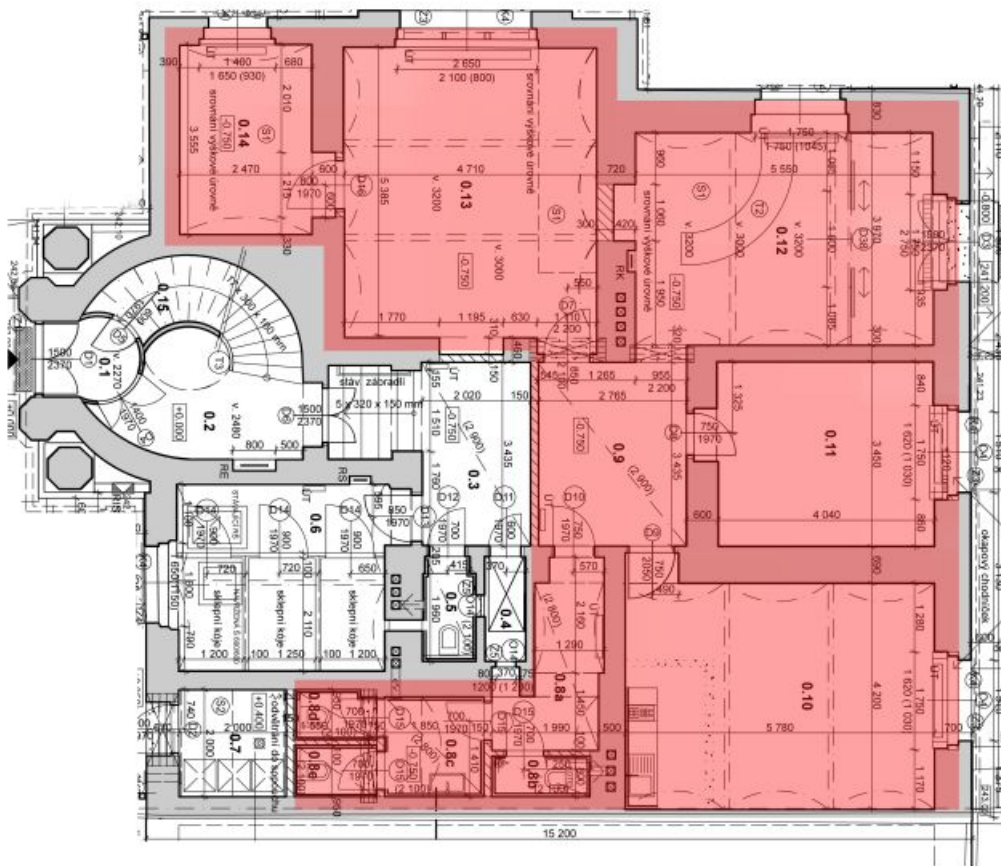
**Features and Services:**

- Own entrance from the rear wing of the house
- 4 rooms
- 2 toilets
- Server room
- Fully equipped kitchenette
- Shared garden with gazebo
- 1 parking space

**Available from February, 2023.**

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





| TABULKA MÍSTNOSTÍ |                    |                       |                            |                |                 |  |
|-------------------|--------------------|-----------------------|----------------------------|----------------|-----------------|--|
| C. M.             | NAZEV              | plocha m <sup>2</sup> | podlaha                    | stěny          | strop           |  |
| 0.1               | zaduvři            | 2,74                  | teracco                    | dřevěný obklad | dřevěný obklad  |  |
| 0.2               | schodiště + chodba | 6,94                  | teracco                    | omítka + malba | omítka + malba  |  |
| 0.3               | chodba             | 10,78                 | nové teracco - kopie stáv. | omítka + malba | SDK podhled     |  |
| 0.4               | vytáh              | 1,45                  |                            |                |                 |  |
| 0.5               | úklid              | 1,92                  | keram. dlažba              | ker. obklad    | SDK GKBL, natěr |  |
| 0.6               | sklad              | 13,70                 | keram. dlažba              | omítka + malba | omítka + malba  |  |
| 0.7               | odpad              | 4,00                  | keram. dlažba              | omítka + malba | omítka + malba  |  |
| 0.8a              | chodba             | 5,22                  | keram. dlažba              | omítka + malba | omítka + malba  |  |
| 0.8b              | úklid              | 1,41                  | keram. dlažba              | ker. obklad    | SDK GKBL, natěr |  |
| 0.8c              | umyvárna           | 3,46                  | keram. dlažba              | ker. obklad    | SDK GKBL, natěr |  |
| 0.8d              | WC muži            | 1,36                  | keram. dlažba              | ker. obklad    | SDK GKBL, natěr |  |
| 0.8e              | WC ženy            | 1,49                  | keram. dlažba              | ker. obklad    | SDK GKBL, natěr |  |
| 0.9               | chodba             | 8,58                  | nové teracco - kopie stáv. | omítka + malba | SDK podhled     |  |
| 0.10              | zasedací místnost  | 24,98                 | keram. dlažba              | omítka + malba | omítka + malba  |  |
| 0.11              | kancelář           | 14,32                 | koberec                    | omítka + malba | omítka + malba  |  |
| 0.12              | recepce            | 22,67                 | keram. dlažba              | omítka + malba | omítka + malba  |  |
| 0.13              | kancelář           | 25,94                 | koberec                    | omítka + malba | omítka + malba  |  |
| 0.14              | kancelář           | 9,30                  | koberec                    | omítka + malba | omítka + malba  |  |
| 0.15              | komora             | 2,10                  | teracco                    | omítka + malba | omítka + malba  |  |