



**Office space**

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

Prague 2, Nové Město, Kateřinská



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<b>Service price</b>	140 CZK monthly per m <sup>2</sup>
<b>Available area</b>	243 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 130 / ps / month
<b>PENB</b>	Not required
<b>Reference number</b>	18549

Office space for lease on the 2nd floor 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.



