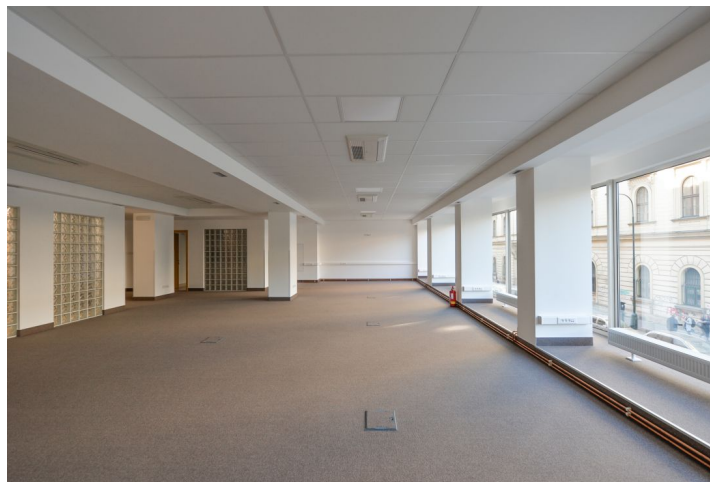
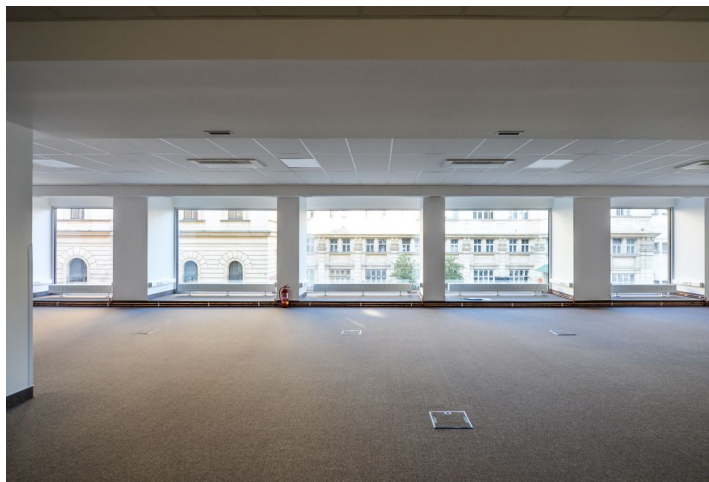


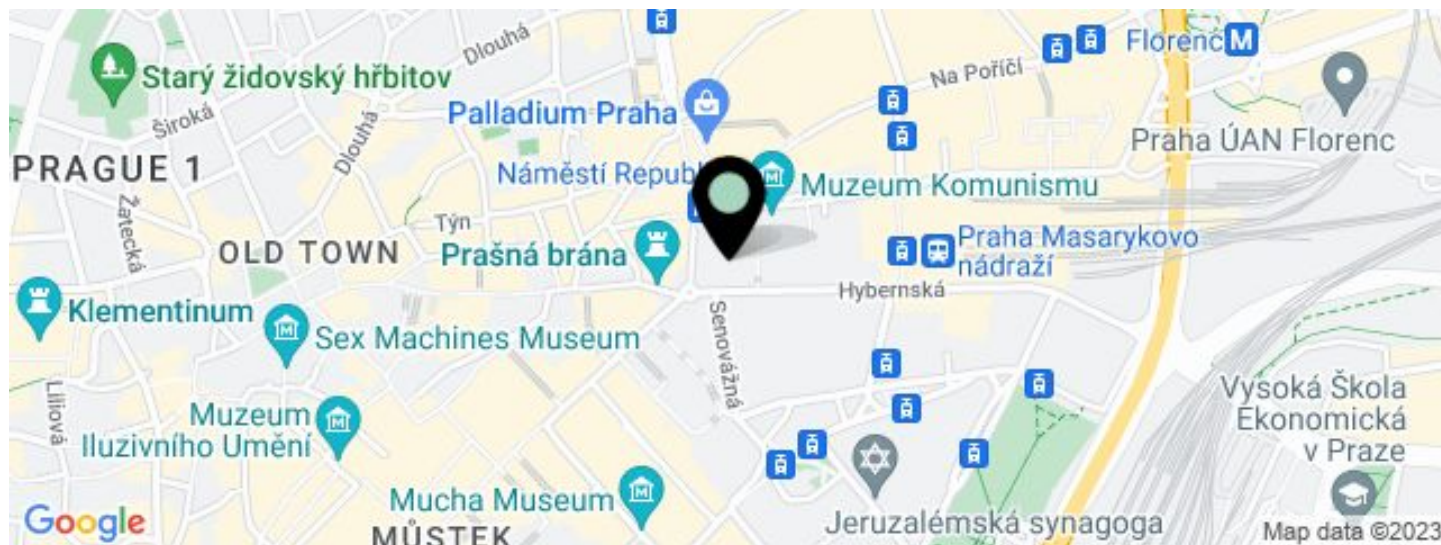


# Office building

€ 11.89 - 12.29 / m<sup>2</sup> | CZK 300 - 310 / m<sup>2</sup>

453 m<sup>2</sup>, Prague 1, Nové Město, Hybernská



**Office building****€ 11.89 - 12.29 / m<sup>2</sup> | CZK 300 - 310 / m<sup>2</sup>**453 m<sup>2</sup>, Prague 1, Nové Město, Hybernská

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	214 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	Yes	€ 11.89 / m <sup>2</sup>
Office space, Mezzanine	239 m <sup>2</sup>	130 CZK monthly per m <sup>2</sup>	Yes	€ 12.29 / m <sup>2</sup>

**Office building**453 m<sup>2</sup>, Prague 1, Nové Město, Hybernská**€ 11.89 - 12.29 / m<sup>2</sup> | CZK 300 - 310 / m<sup>2</sup>**

Service price	130 CZK monthly per m <sup>2</sup>
Total building area	2 323 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	19869

**Completely renovated administrative building with office and retail space for lease located on the border of Old and New Town, with excellent accessibility by car and public transportation.**

**Location:**

Situated in a strategic location in New Town, the building is in close vicinity to Hlavní Nadraží - the Main Railway Station, the Masaryk railway station, and the Florenc bus station. Outstanding accessibility by car and public transportation - close to Prague's main highway that leads to the D1 highway, within walking distance of the Hlavní Nádraží (line C), Náměstí Republiky (line B), and Florenc (lines B, C) metro stations; there is a tram stop close to the building.

**Features and services:**

Sanitary facilities  
 Kitchenette  
 Oak front door  
 Floor covering  
 Kitchen furniture  
 Fridge  
 Dishwasher  
 Condensation boiler  
 Air conditioning  
 Heating system  
 Video / home phone ABB  
 Alarm  
 Electrical wiring: strong and weak currents  
 Openable windows  
 Lift

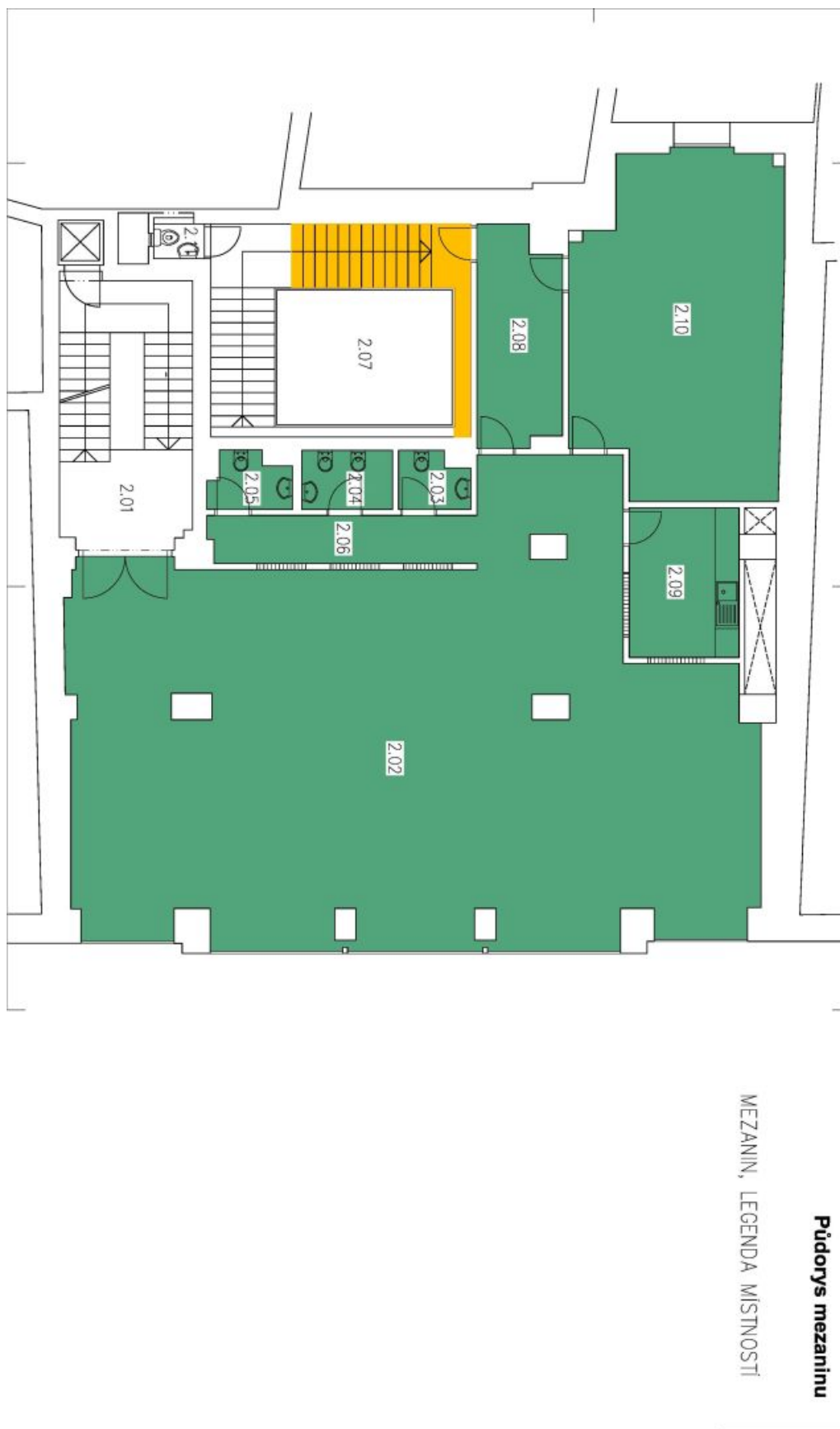
Rental and service charges are listed without VAT. Lessee pays no commission.



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