



# Office space

Rented

Prague 1, Staré Město, Na Příkopě





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Service price	165 CZK monthly per m <sup>2</sup>
Available area	352 m <sup>2</sup>
Cellar	-
Parking	EUR 180 / ps / month
PENB	D
Reference number	20523

Office space for lease on the 1st floor in a modern large complex of 17,000 sq. m. The building is located right in the centre of the financial and commercial zone of Prague 1, in close proximity to Wenceslas Square. The complex also includes a shopping gallery with clothing and accessories shops, a café and restaurants. The property has been awarded the BREEAM In-Use certificate.

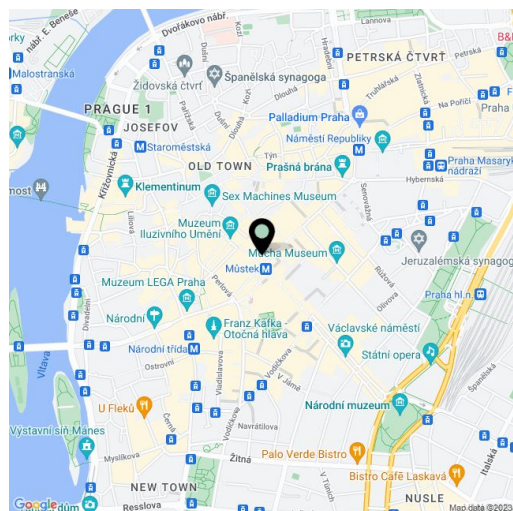
**Location:**

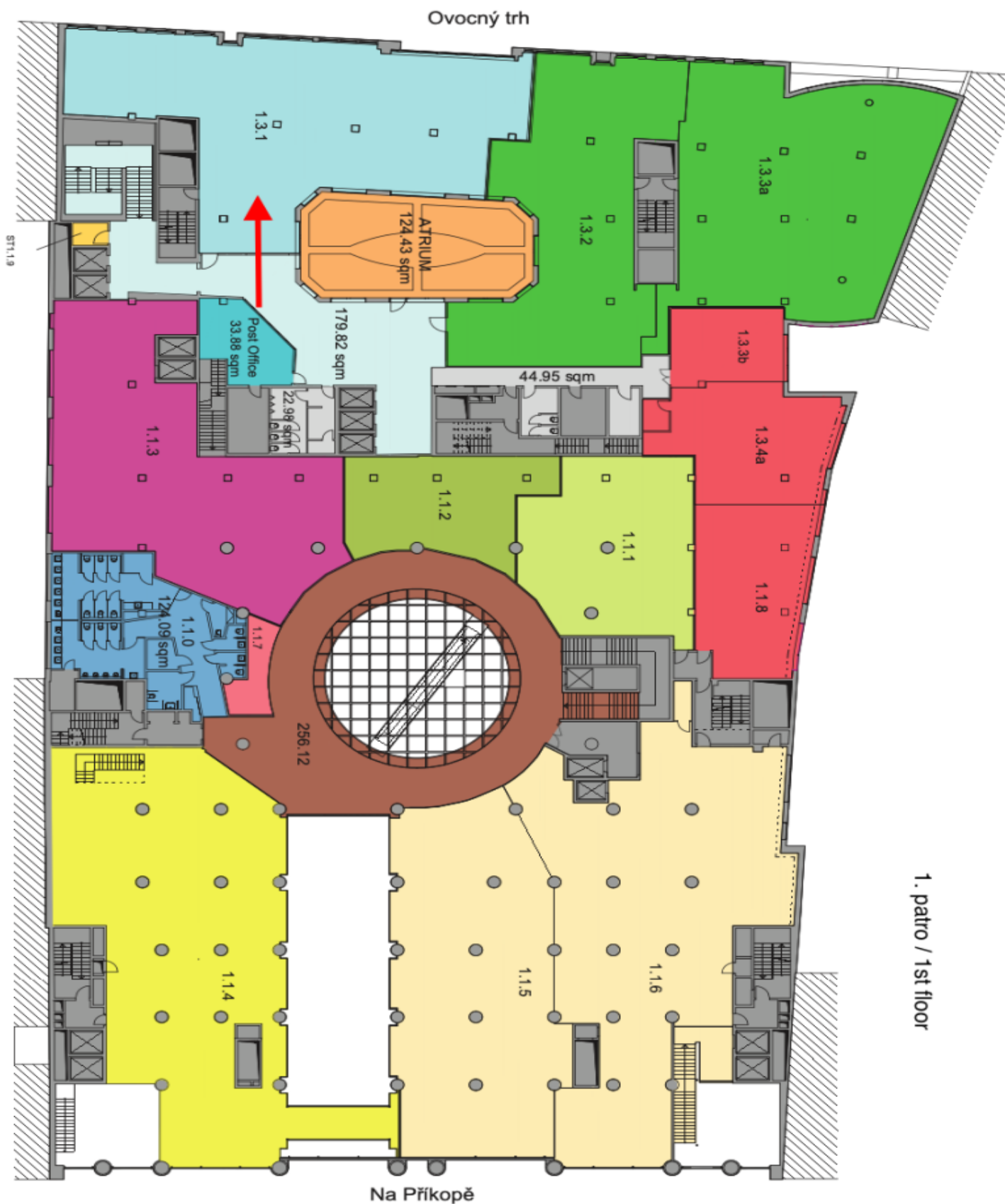
Exclusive location with excellent accessibility by car and public transport - within walking distance of metro stations Můstek (line A, B), Náměstí Republiky (line B), Muzeum (line C) and tram connections. The Masarykovo nádraží and Hlavní nádraží train stations are about a 5-minute walk-away.

**Features and Services:**

- Air Conditioning
- Openable windows
- Interior blinds
- Meeting room
- Restaurants and shops in the building
- Parking in spacious underground garage
- Thermal and sound insulation
- LED lighting
- Optical cabling
- Smoke detectors
- Elevators

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





1. patro / 1st floor