



# Office building

Rented

Praha 1, Staré Město, Na Příkopě





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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	1 330 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	22962

**Administrative building with office space for lease situated in the heart of the financial and commercial part of Prague 1. The building was built in the late 20th century and designed by architects Jan Šrámek and Alena Šrámková and dominates the northern part of Wenceslas Square. The building was the first postmodern building in the country, and its main features include a massive lit clock on the facade. The building offers office space with a flexible layout, which can be divided according to the tenant's needs, with terraces boasting beautiful views of Wenceslas Square and Prague Castle.**

### Location:

A prime city center location with excellent access by car and public transport – directly above the Můstek metro station (lines A, B), within walking distance of the Náměstí Republiky (line B) and Muzeum (line C) metro stations and tram stops. Close to a city highway with direct connection to the D1 highway. The Masarykovo and Main railway stations are approx. 5 minutes away on foot.

### Features and services:

- Central reception
- Security service
- Elevators
- Terraces
- Flexible office layout
- Air conditioning
- Openable windows
- Suspended ceilings
- Raised floors
- Kitchenette and toilets

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

