





## Office space

€ 25.00 - 27.00 / m<sup>2</sup> | CZK 628 - 678 / m<sup>2</sup>

Prague 1, Nové Město, Václavské náměstí

Service price	80 CZK monthly per m <sup>2</sup>
Available area	326 m <sup>2</sup>
Cellar	-
Parking	-
PENB	B
Reference number	25474

Office space for lease on the 3rd floor in an object, which is currently undergoing a thorough reconstruction. It is an eight-storey building of classical style, which was built in 1998 by the architectural studio DREXLER & VRBATA ARCHITEKTI. The building is also aiming for BREEAM OUTSTANDING green building certification.

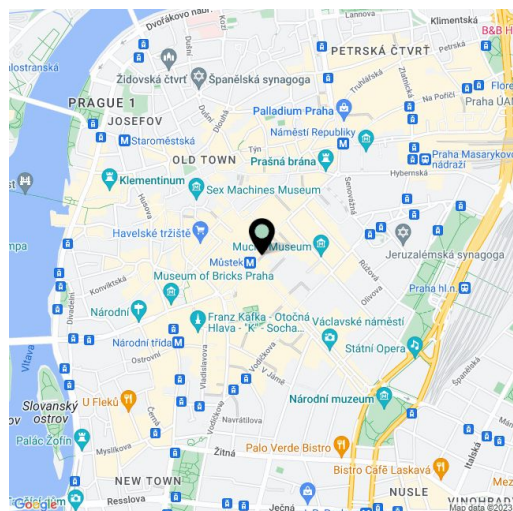
### Location:

The building is easily accessible by public transport – in close vicinity of the Muzeum metro station (line A, C), within walking distance of the Můstek metro station (line A, B) and tram stops.

### Features and Services:

- Windows with external blinds facing the courtyard and curtains facing Wenceslas Square
- WC and kitchenette in each rental unit
- Individual control of cooling and heating
- Central ventilation
- Smoke detectors and electronic fire alarm
- CCTV system
- Bicycle storage with facilities
- Raised floors in offices
- Frameless windows with thermal and noise-insulating triple glazing
- New, modern, energy-efficient heating and cooling technologies

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





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