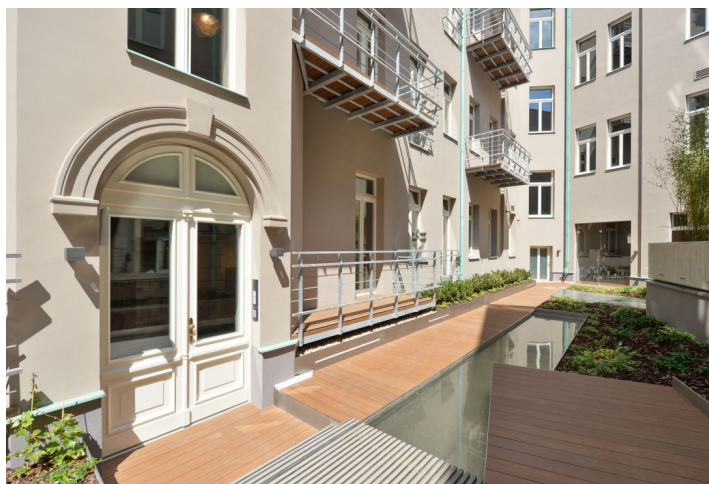




# Office building

Prague 1, Nové Město, Spálená

Rented





## Office building

Prague 1, Nové Město, Spálená

Rented

Service price	75 CZK monthly per m <sup>2</sup>
Total building area	451 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	25788

**Historic building with office space for lease situated in the city center, close to Národní třída. The building was built at the end of the 19th century according to the design of the Czech architects, Janošovský and Záborský. Later the main facade was rebuilt into the Functionalist style. The building has an indoor atrium, which is under reconstruction and will be adapted to a relaxation zone with lots of greenery and design water features.**

### Location:

The building is situated in the heart of Prague 1. Excellent access by public transport – in close vicinity of the Národní třída metro station (line B) and tram stops, two railway stations in close vicinity and easy connection to main roads. Good civic amenities – in vicinity of the Quadrio shopping center.

### Features and Services:

- Central reception
- 24/7 security service
- Indoor courtyard with relaxation zone
- Air-conditioning
- Central heating
- Optic cables and Internet connection
- Openable windows
- Wooden oak floors
- Parking

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



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