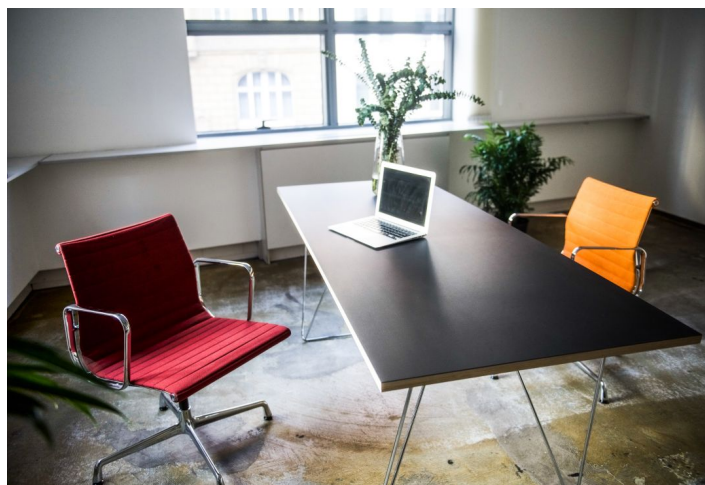
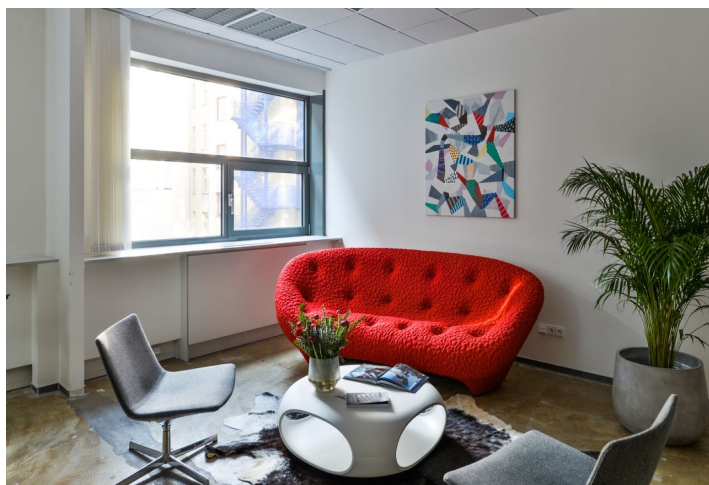




Office space

Prague 1, Staré Město, Rybná

€ 15.25 / m² | CZK 382 / m²





Office space

Prague 1, Staré Město, Rybná

€ 15.25 / m² | CZK 382 / m²

Service price	135 CZK monthly per m ²
Available area	455 m ²
Cellar	-
Parking	EUR 180 / pp / month
PENB	C
Reference number	26985

Based on an exclusive mandate agreement with the landlord, we present this offer of office space on the 2nd floor of the elegant Burzovní palác building. The offices are part of Svoboda & Williams' portfolio, which currently consists of over 500,000 sq. m. of commercial space located in the most popular parts of Prague.

The building has a central reception and security, and the office space is air-conditioned and has a flexible layout that can be configured based on the tenant's needs. Ideally located close to náměstí Republiky Square, it is easily accessible by car and public transport. Full civic amenities and many excellent cafes and restaurants can be found in the surrounding area. Tenants may park in the building's underground garage.

Location:

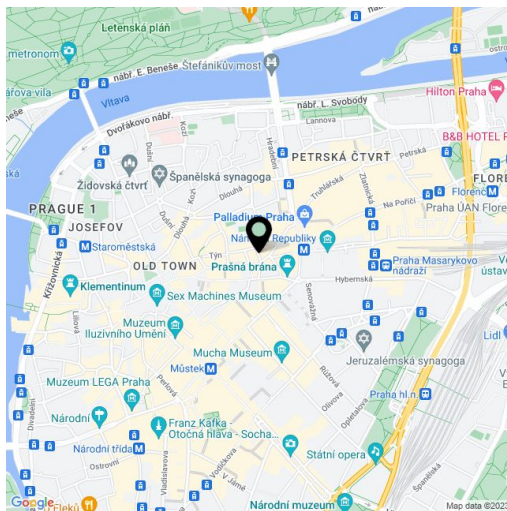
The Nám. Republiky metro station (B line) is close to the building, as are tram and bus stops. The Masaryk Railway Station is a ten-minute walk. The location also has good access to the Václav Havel Airport Prague, reachable within thirty minutes by car. There is a wide choice of services in the neighborhood.

Features and services:

- central reception
- 24/7 security
- 6 high-speed elevators
- open space layout with the possibility of partitioning
- chip card entry system
- modern security system
- air conditioning
- openable windows
- acoustic ceilings with LED lights
- 188 indoor parking spaces
- post office and restaurant in the ground floor passage

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

In addition to regular property viewings, we also offer **real time video viewings** via WhatsApp, FaceTime, Messenger, Skype, and other apps.

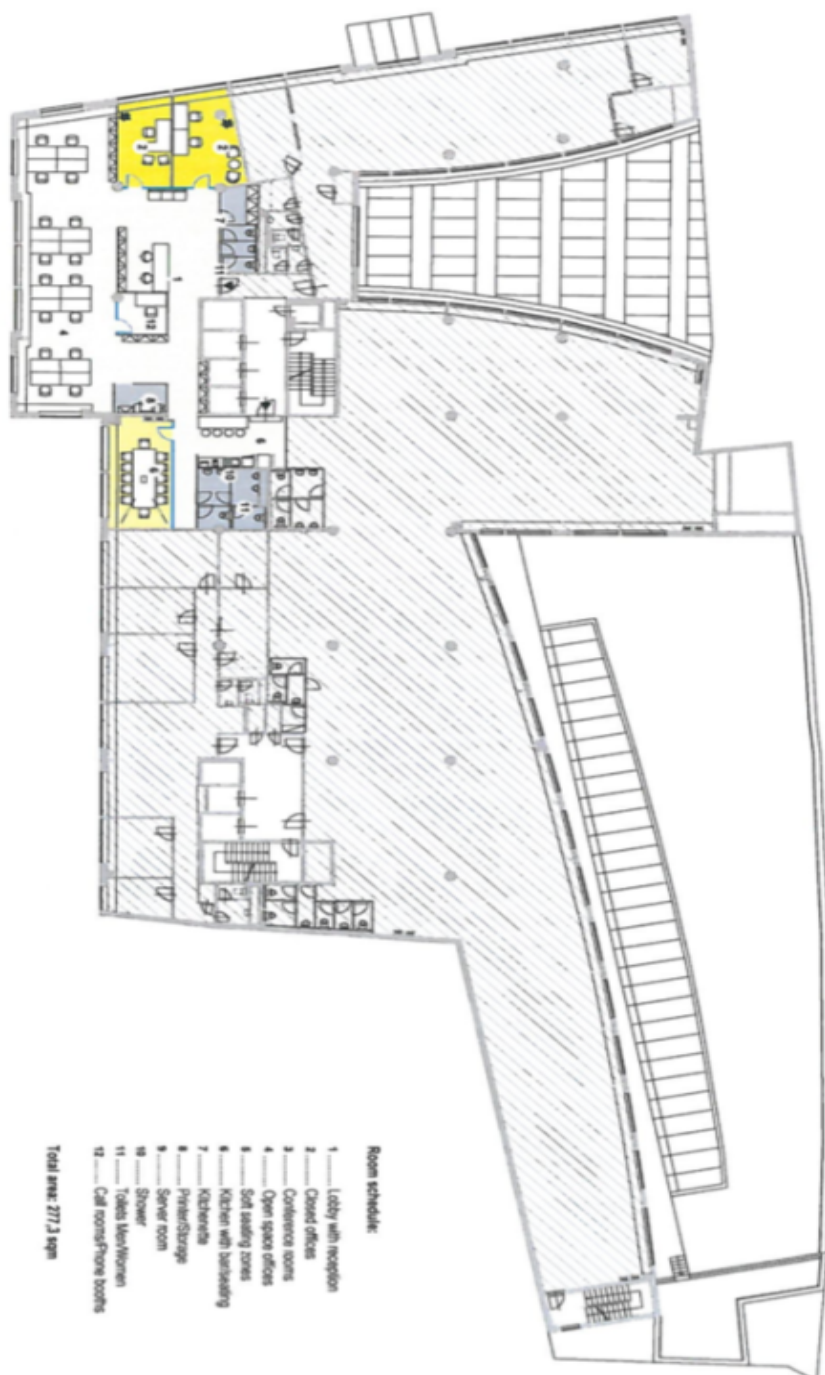




Office space

Prague 1, Staré Město, Rybná

€ 15.25 / m² | CZK 382 / m²



2. patro / 2nd floor

Room schedule:

- 1. Lobby with reception
- 2. Closed office
- 3. Conference room
- 4. Open space offices
- 5. Soft seating zones
- 6. Kitchen with bar/cafeteria
- 7. Kitchenette
- 8. Private storage
- 9. Server room
- 10. Shower
- 11. Toilets Men/Women
- 12. Call rooms/Phone booths

Total area: 277,2 sqm