



Praha 1, Nové Město, Hybernská

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|------------------|------------------------------------|
| Service price | 100 CZK monthly per m ² |
| Available area | 517 m ² |
| Min. area | 250 m ² |
| Parking | Yes |
| PENB | G |
| Reference number | 30590 |

Retail space for lease on the ground floor and in the basement of an administrative building located on the border of Old and New Town, with excellent accessibility by car and public transportation. The space can be used as a restaurant, shop, or showroom.

Location:

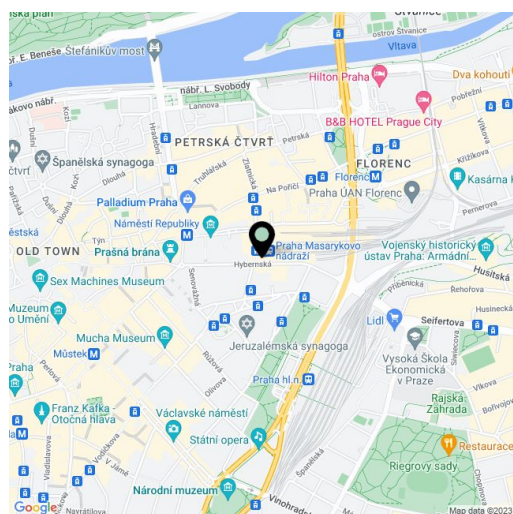
Situated in a strategic location in New Town, the building is in close vicinity to Hlavní Nadraží - the Main Railway Station, the Masaryk railway station, and the Florenc bus station. Outstanding accessibility by car and public transportation - close to Prague's main highway that leads to the D1 highway, within walking distance of the Hlavní Nádraží (line C), Náměstí Republiky (line B), and Florenc (lines B, C) metro station; there is a tram stop close to the building.

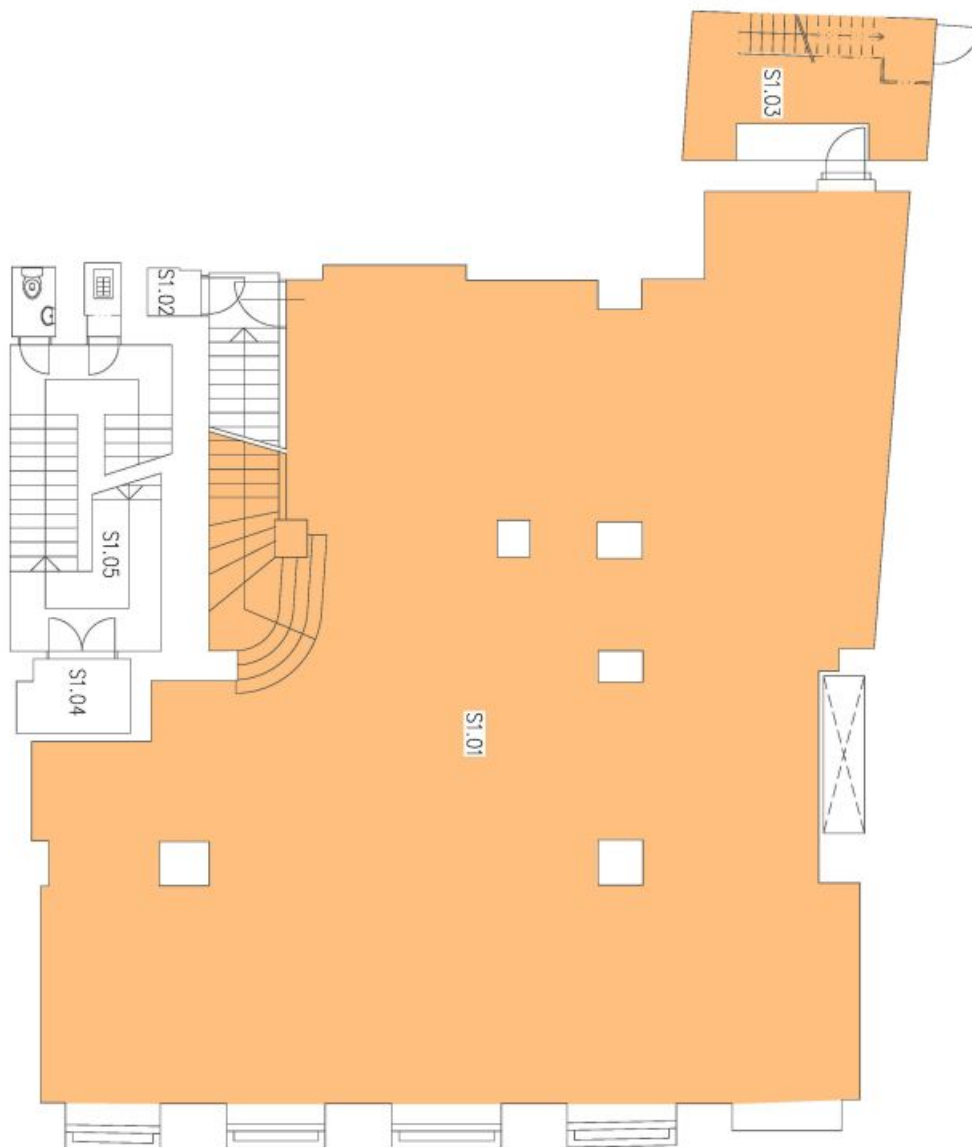
Features and services:

Through the building's shafts, each of the floors are connected to:

- new water pipes
- new heating pipes
- new electrical wiring
- on the technical floor (in the basement) there are new VZT machines, which ensure the flow of the required amount of air to the rented floors (for 302 persons)
- a new boiler room equipped with modern equipment;
- new external air conditioning units for each floor (located in a skylight connected to the offices, but without internal wiring)

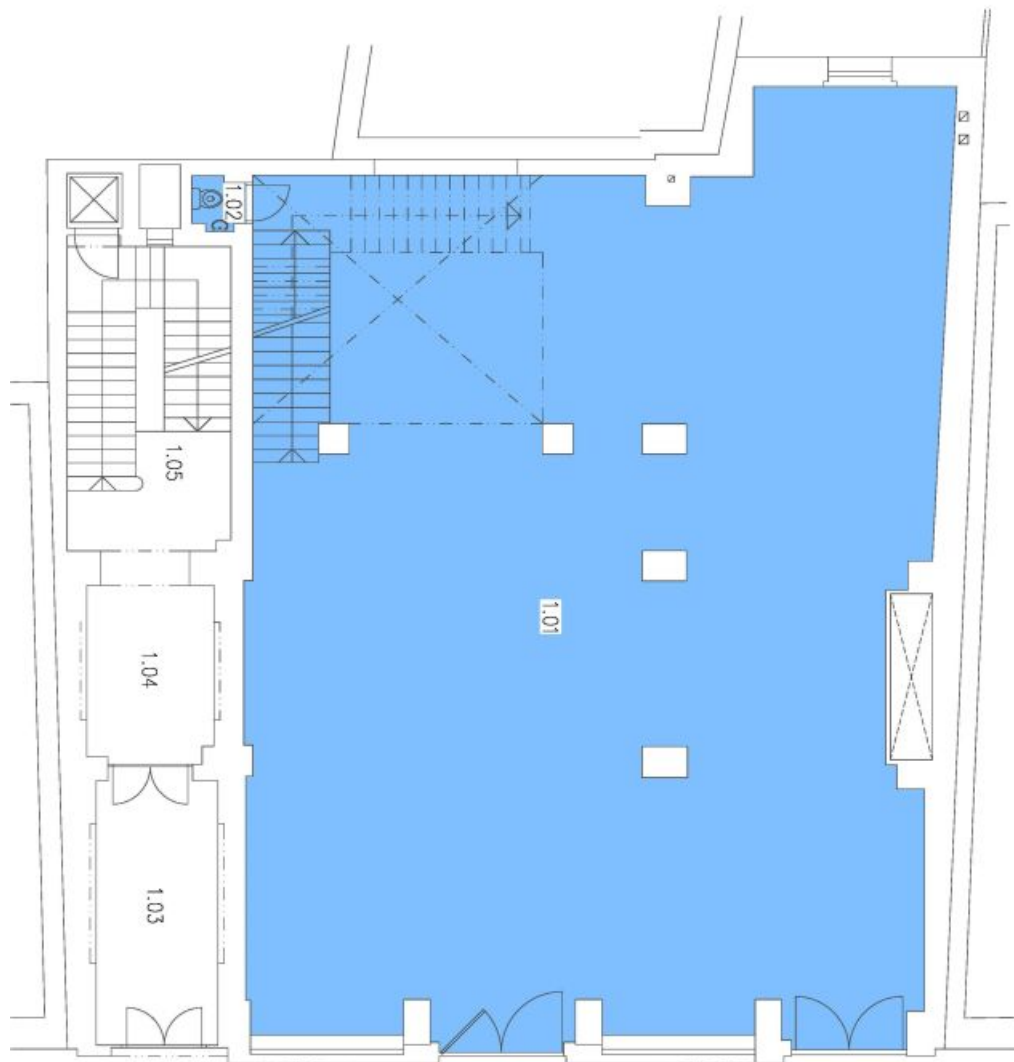
Rental and service charges listed without VAT. Lessee pays no commission.





1. SUTERÉN, LEGENDA MÍSTNOSTÍ

Půdorys 1.suterénu



PŘÍZEMÍ, LEGENDA MÍSTNOSTÍ

Půdorys přízemí