



## Office space

Prague 1, Nové Město, Hybernská

€ 26.25 / m<sup>2</sup> | CZK 649 / m<sup>2</sup>





## Office space

Prague 1, Nové Město, Hybernská

€ 26.25 / m<sup>2</sup> | CZK 649 / m<sup>2</sup>

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 100 CZK monthly per m <sup>2</sup> |
| Available area   | 459 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Parking          | -                                  |
| PENB             | G                                  |
| Reference number | 33762                              |

Office space for lease in a newly reconstructed building with preserved historical features located close to náměstí Republiky Square.

The building offers not only the unique combination of a culturally significant monument and modern architecture in the historical center of Prague, but also excellent accessibility by public transport. There is a total of 892 sq. m. of office space on the 2nd and 3rd floors. Its energy performance makes it an A + class building.

**Location:**

Great accessibility by public transport. All kinds of public transport options are within a 3-minute walking distance: the Náměstí Republiky (line B) metro station and tram stop, and the Masarykovo Train Station. All services are also in close proximity—the Palladium and Kotva shopping malls, and the Na Příkopě shopping and entertainment boulevard.

**Features and services:**

- air conditioning
- optical cable
- reception
- elevators
- double floor
- security guards
- magnetic card entry
- drop ceiling
- sprinklers
- openable windows

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

