



**Office space**

Prague 1, Nové Město, Václavské náměstí

Rented

Service price	132 CZK monthly per m ²
Available area	320 m ²
Cellar	-
Terrace	25 m ²
Parking	EUR 290 / ps / month - 2 parking spaces
PENB	G
Reference number	34875

Office space for lease on the 4th floor in one of the most prestigious administrative buildings situated in Prague 1. Neo-baroque building built in 1986 is one of the largest historical buildings on Wenceslas Square and is listed as a cultural real estate landmark. The unique Emperor's Staircase with its Baroque stucco work is a dominant feature of the building. The building is presently being renovated and fitted out to the highest international office standards and offers very representative high quality office space.

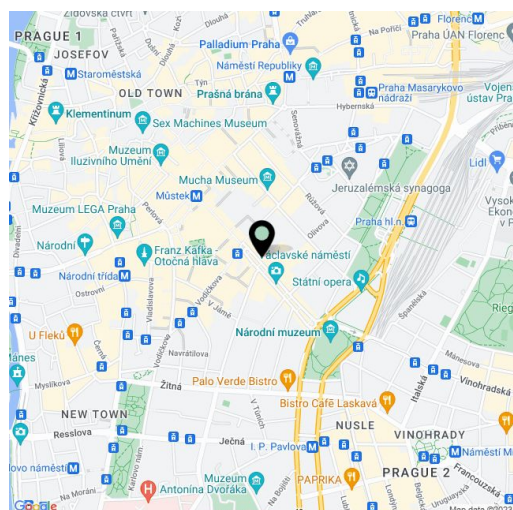
Location:

The building is situated in an attractive location in the center of Prague, with good accessibility by car and public transport – the Muzeum (line A, C) and Můstek (line A, B) metro stations and tram stops nearby. Within walking distance to Main Railway Station.

Features and Services:

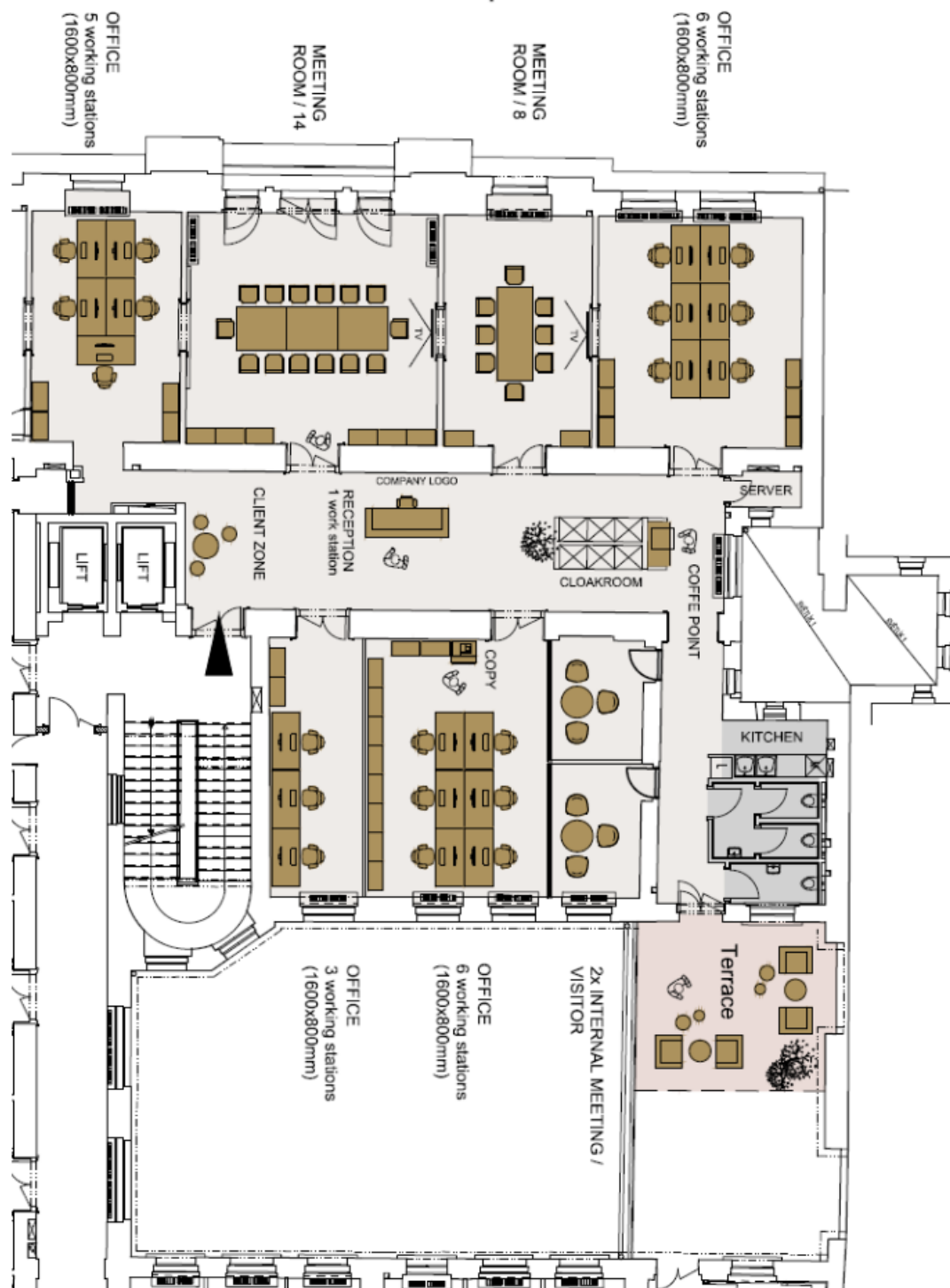
- 4 pipe air-conditioning
- Oak parquet floor
- Raised floors
- Underfloor trunking with floor-box connections
- Electrical cabling, light switches
- Light fittings on the ceilings
- Fully fitted toilets and kitchenettes
- Card access control system
- Openable windows

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





Wenceslas Square





Wenceslas Square

4th floor – 320 sqm

