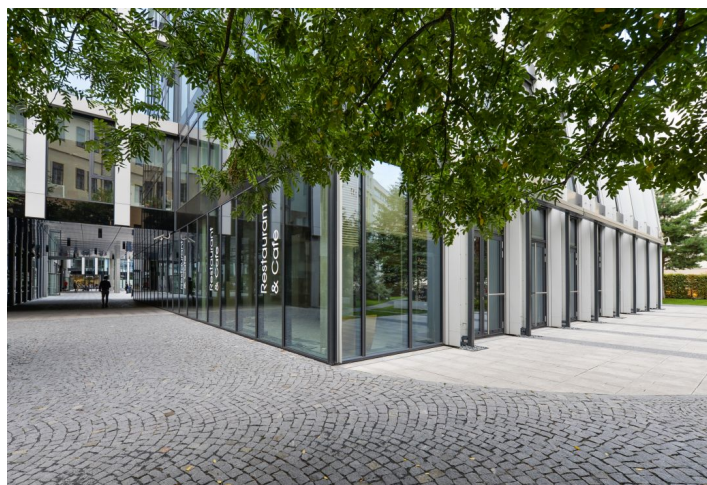
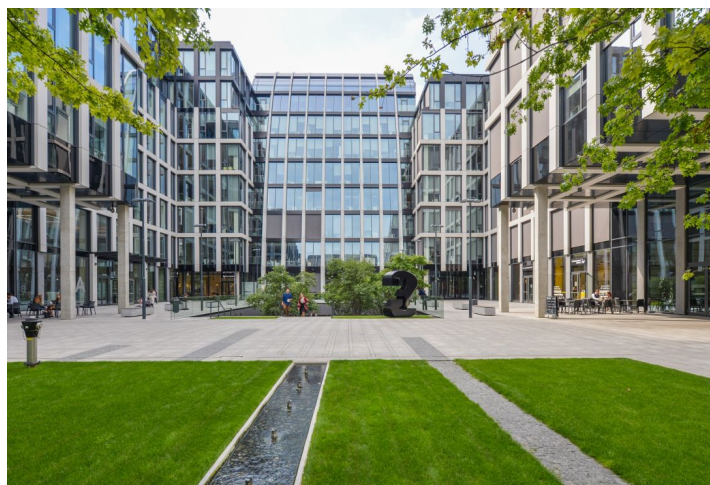
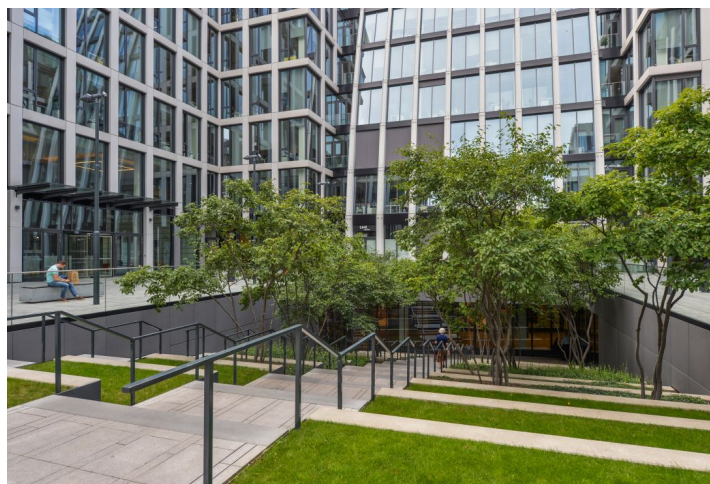
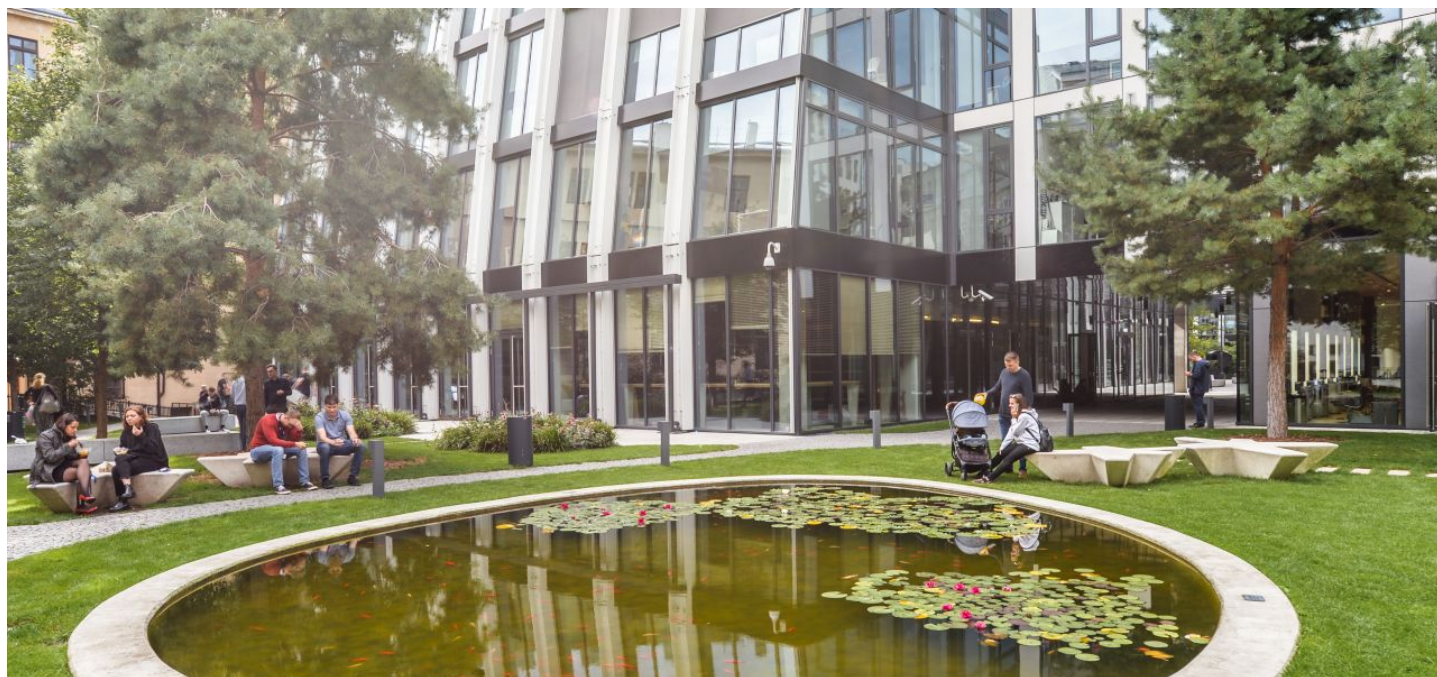






Retail space

Prague 1, Nové Město, Na Florenci

€ 30.00 / m² | CZK 741 / m²

Service price	85 CZK monthly per m ²
Available area	249 m ²
Parking	Yes
PENB	G
Reference number	35217

Ground floor retail space for lease in an attractive mixed-use office and retail complex with a courtyard, garden, and a wide range of services and 600 indoor parking spaces. Suitable for example for a showroom.

The complex is located in the center of Prague and consists of several buildings that are connected together through organically shaped ribbed towers. Within the complex is the Desfour Garden, a public square with greenery.

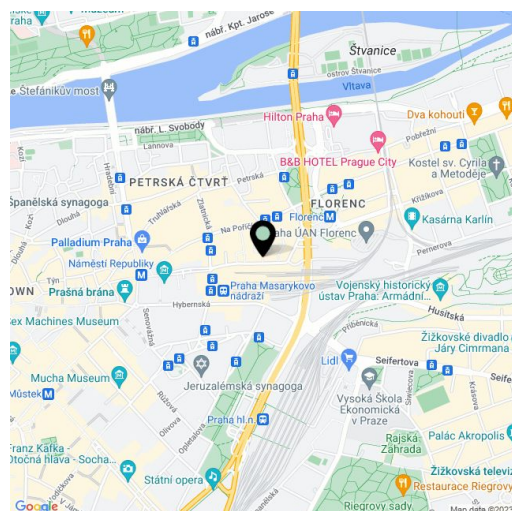
Location:

Excellent accessibility by public transport. It is located within a two-minute walk from the Náměstí Republiky (line B) and Florenc (line C) metro stations, the Náměstí Republiky/Bílá labuť tram stops, and the Masarykovo Railway Station..

Features and services:

- high-speed elevators
- central ventilation system, terraces, and storage
- openable windows
- outdoor terraces
- warehouse space
- ceiling height: 3 m
- raised floors and lowered ceilings
- fire protection
- air-conditioned rooms
- cooling and heat convectors
- magnetic card access
- wheelchair accessible building
- three separate receptions
- four separate entrances
- security cameras
- electronic security system
- electronic fire prevention system
- electricity generators (power source from two independent substations)
- fiber optic cable from several operators
- parking in an underground garage

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

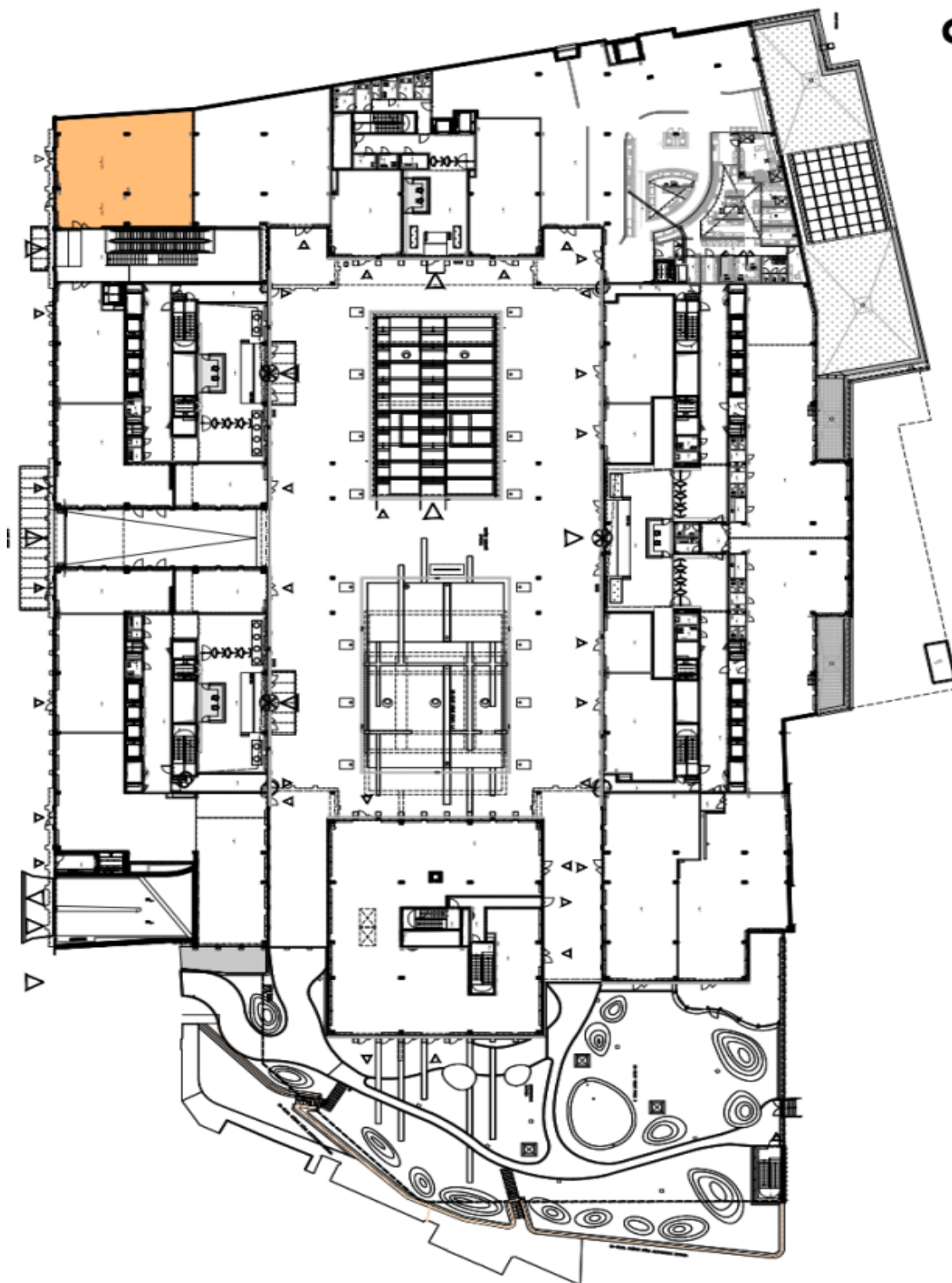




Retail space

Prague 1, Nové Město, Na Florenci

€ 30.00 / m² | CZK 741 / m²



UNIT C