



## Office space

Prague 1, Staré Město

€ 1 392 481 | CZK 35 000 000

Service price	11 175 CZK monthly
Available area	167 m <sup>2</sup>
Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	35275

**This well visible reconstructed retail space with direct access from the street is situated on the ground floor of a historic building near the Smetanovo embankment and the Charles Bridge.**

The premises include commercial space with a kitchen and a men's and women's toilet with a shower.

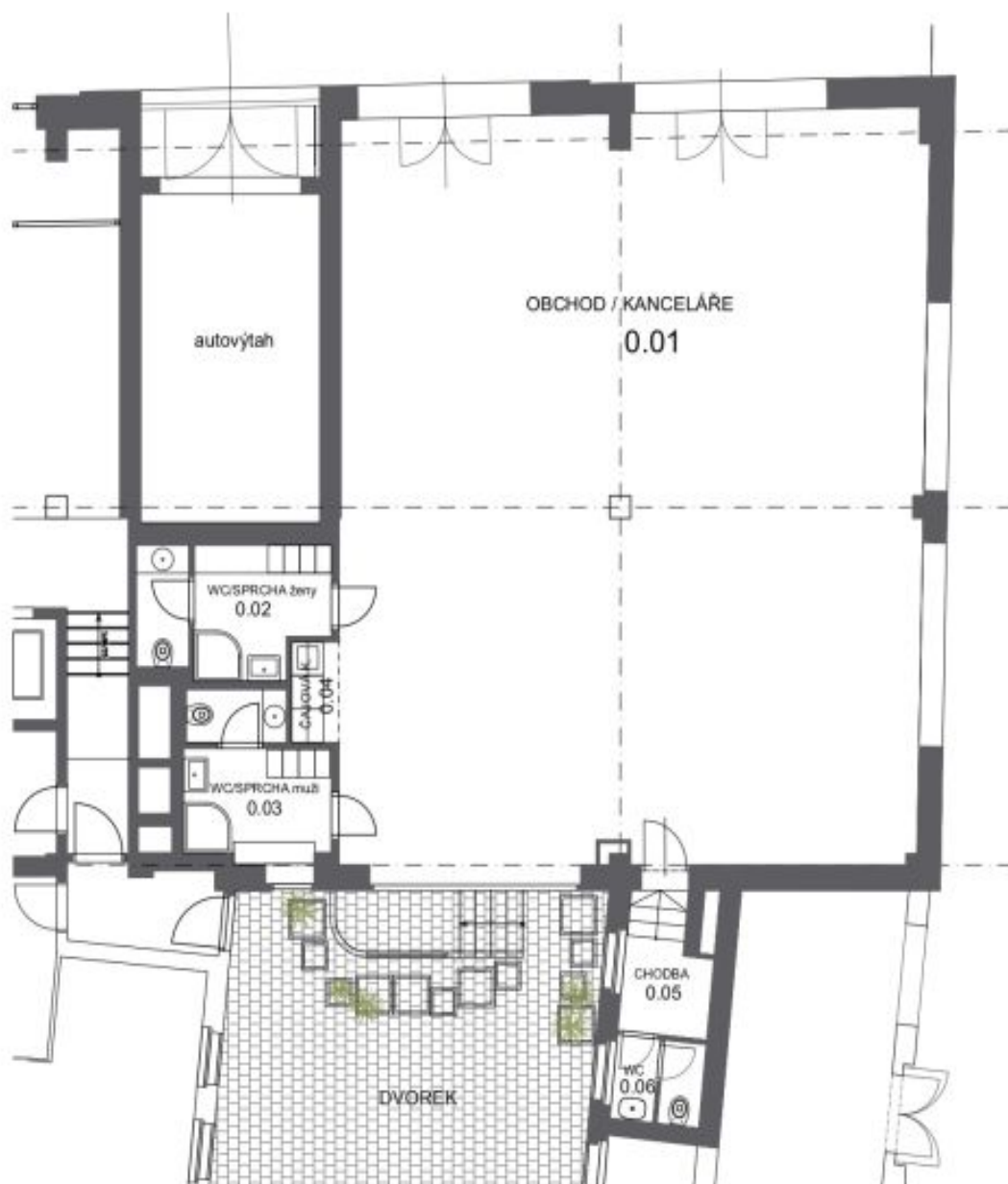
The features include **new floors**, doors, and windows, sanitary ware, a kitchenette, and lighting. Central heating.

**This prestigious location** in Old Town is close to bike paths, and is easily accessible by metro and tram with plenty of restaurants, cafes and shops, but also cultural and educational institutions. The Národní divadlo tram stop and Národní třída metro station are nearby. Urban greenery is offered by the Národního probuzení Park with a fountain and the mature trees and park on **Střelecký Island**.

Total area 167 m<sup>2</sup>.

Property is currently rented.

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





č.místnosti	název místnosti	m <sup>2</sup>
0.01	obchod - kancelář	144,27
0.02	wc - šatna ženy	7,68
0.03	wc - šatna muži	7,33
0.04	čajová kuchyňka	1,63
0.05	chodba	3,69
0.06	wc	2,40
	<b>součet</b>	<b>167,00</b>