



## Retail space

Prague 1, Nové Město, Václavské náměstí

Rented





Prague 1, Nové Město, Václavské náměstí

Service price	150 CZK monthly per m <sup>2</sup>
Available area	521 m <sup>2</sup>
Parking	-
PENB	B
Reference number	38707

Retail space for lease on the ground floor and 1st underground floor in a building which is currently undergoing a thorough reconstruction. A big plus of the space is its own entrance directly from Wenceslas Square. Supply directly from the street. The building is also aiming for BREEAM OUTSTANDING green building certification.

The premises are not suitable for a food business.

#### Location:

The building is easily accessible by public transport – in close vicinity of the Muzeum metro station (line A, C), within walking distance of the Můstek metro station (line A, B) and tram stops.

#### Features and Services:

- Windows with external blinds facing the courtyard and curtains facing Wenceslas Square
- WC and kitchenette in each rental unit
- Individual control of cooling and heating
- Central ventilation
- Smoke detectors and electronic fire alarm
- CCTV system
- Frameless windows with thermal and noise-insulating triple glazing
- Heating and cooling technologies

#### Available from December, 2024.

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



