



Prague 1, Staré Město, Revoluční

|                  |                                    |
|------------------|------------------------------------|
| Service price    | 145 CZK monthly per m <sup>2</sup> |
| Available area   | 342 m <sup>2</sup>                 |
| Cellar           | -                                  |
| Terrace          | 121 m <sup>2</sup>                 |
| Parking          | EUR 220 / pp / month               |
| PENB             | D                                  |
| Reference number | 38932                              |

Based on an exclusive mandate agreement with the landlord, we present this offer of office space on the 6th floor of the Revoluční 1 administrative building. The offices are part of Svoboda & Williams' portfolio, which currently consists of over 500,000 sq. m. of commercial space located in the most popular parts of Prague. The dominant feature of the premises is a terrace with a total area of 195 sq. m, part of which of 72 sq. m is oriented to Revoluční Street and the remaining 123 sq. m to the rear track.

This complex of two administrative buildings is located in the financial and historic center of Prague close to náměstí Republiky Square, directly on the metro, and across the street from the Palladium shopping center. Its individual floors offer flexible layout options – open space or separate offices. There is a new, redesigned reception by the entrance to the building. Certification BREEAM Very Good.

#### Location:

Easily accessible by public transportation, the complex is close to the Náměstí Republiky metro station (line B). A tram stop is just a few steps away. The Masarykovo train station is a five-minute walk, while the Main Train Station is just a ten-minute walk. Easy access to the Václav Havel Airport Prague and to the D1 and D8 highways.

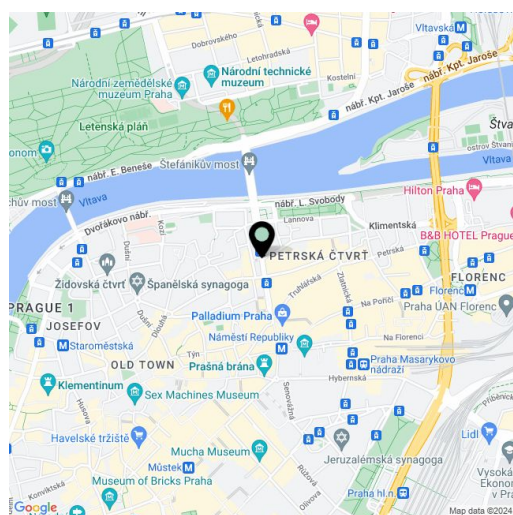
#### Features and services:

Terrace - up to 195 sq. m

- Meeting room with 8 seats on the ground floor
- Economical VRV cooling systems
- Modern PABX with flexible data conectability
- Reception
- 24-hour security
- Two restaurants in building

Under offer.

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





## Office space

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Rented

