



## Office space

€ 16.00 / m<sup>2</sup> | CZK 403 / m<sup>2</sup>

Prague 1, Nové Město, Jindřišská



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<b>Service price</b>	180 CZK monthly per m <sup>2</sup>
<b>Available area</b>	253 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	EUR 211 / ps / month
<b>PENB</b>	B
<b>Reference number</b>	41003

Highly representative office premises on the 1st floor of the administrative part in a modern multifunctional project located steps from Wenceslas Square. The building received LEED GOLD certification. In the building's atrium there is a green wall with living plants and restaurant on the ground floor.

**Location:**

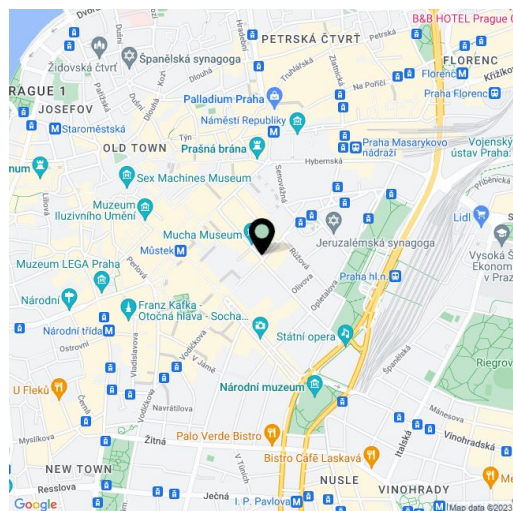
Project is located within Prague city centre. This area is considered to be a prime retail and office location. Outstanding accessibility by public transportation, Můstek metro station - lines A, B and trams, as well by car. Conveniently located in city center with all amenities within walking distance.

**Features and Services:**

Double flooring, cooling beams, separate light fixtures, smoke detectors, electronic fire alarms, individual climate control with CO2 detection, CCTV monitoring, card controlled access, central reception, 24/7 security service, ventilation & air-conditioning. Bicycle parking with showers, e-car and e-bicycle charging place.

Openable windows with contact sensors allowing central monitoring, stucco ceilings and/or suspended ceilings, light sensors allowing daylight control, 24 parking spaces and additional 20 parking places secured at Na Příkopě 14. Transparent service charges through individual metering of electricity, heating and cooling, fixed service charges.

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





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