



## Retail space

Praha 1, Staré Město, Na Příkopě

Ask for price





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Available area	1244 m <sup>2</sup>
Min. area	382 m <sup>2</sup>
Parking	-
PENB	G
Reference number	41482

Retail space for lease in the 2nd underground floor of a majestic building located in the historic city center near Old Town and Wenceslas squares. The building combines historically protected interiors with the latest design trends. In the vicinity of the building is also the late Gothic Powder Tower, which is considered one of the main symbols of Prague. Parking spaces are available in facilities within walking distance.

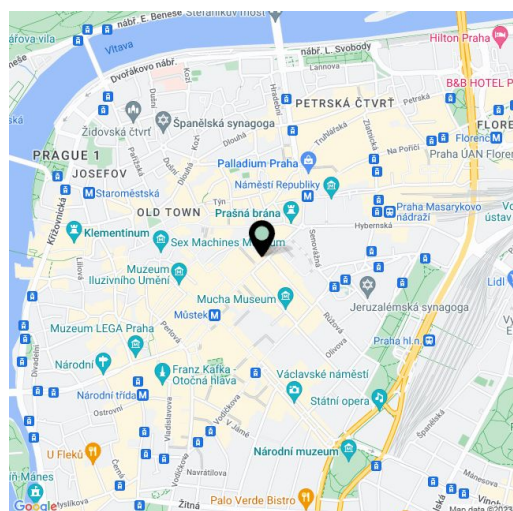
### Location:

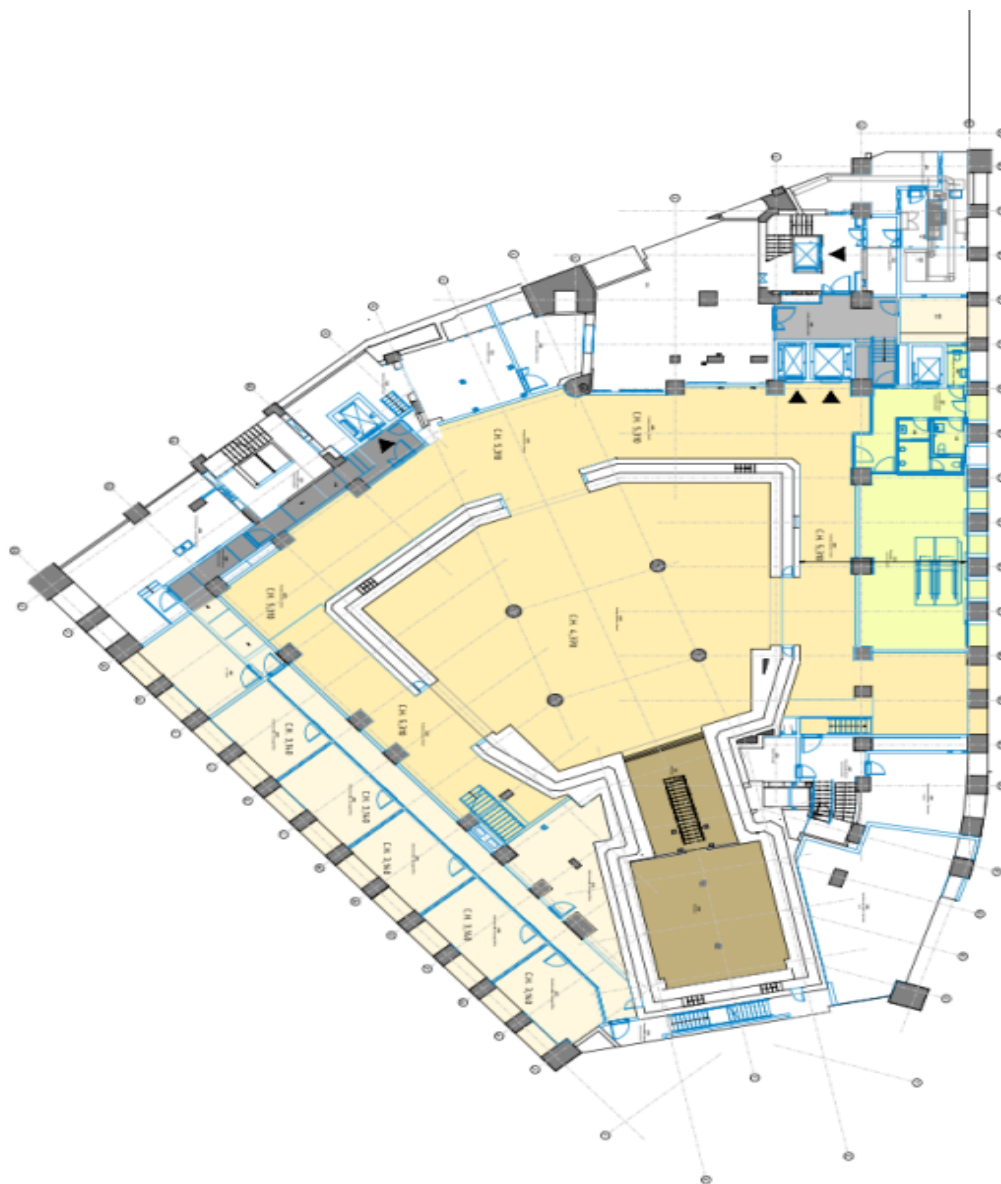
Excellent accessibility by public transport. The Náměstí Republiky metro station (line B) can be reached in 2 minutes, the Hlavní nádraží metro station in 8 minutes, the Náměstí Republiky tram stop in 2 minutes, and The Václav Havel Airport is a 35-minute drive away. In the vicinity of the building are also all civic amenities, boutiques, cafes, restaurants, banks, and a shopping center.

### Features and services:

- 24/7 access
- CCTV
- Building management system and power backup generator
- HVAC
- Elevators
- Ceiling height - up to 5.3 m

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





2.nd underground floor

- BSA (building service area)
- FOA -3a (floor shop area)  
763,54 m<sup>2</sup> (shop area)  
833,89 m<sup>2</sup> (usable area)  
875,55 m<sup>2</sup> (rentable area)
- FOA -3b (floor storage area)  
333,65 m<sup>2</sup>
- FOA -3c (floor bank area)  
110,93 m<sup>2</sup> (bank area)  
110,93 m<sup>2</sup> (usable area)  
116,47 m<sup>2</sup> (rentable area)
- FSA -0,5\_cor (floor service area retail)