



## Retail space

Prague 1, Staré Město, Na Příkopě

Ask for price





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Available area	1 680 m <sup>2</sup>
Min. area	127 m <sup>2</sup>
Parking	-
PENB	G
Reference number	41483

Retail space for lease in the ground 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.

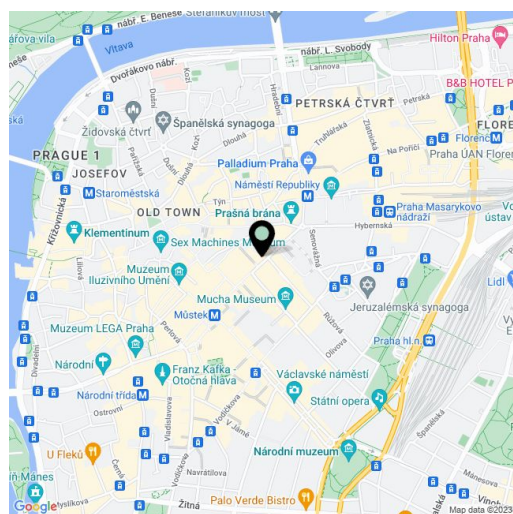
### Location:

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.





- FOA Gα (floor shop area\_central\_1)  
1 102,88 m<sup>2</sup> (shop area)  
1 204,50 m<sup>2</sup> (usable area)  
1 264,67 m<sup>2</sup> (rentable area)
- FOA Gβ (floor shop area\_upper part\_2)  
120,56 m<sup>2</sup> (shop area)  
120,56 m<sup>2</sup> (usable area)  
126,58 m<sup>2</sup> (rentable area)
- FOA Gγ (floor shop area\_main entrance\_3)  
210,20 m<sup>2</sup> (shop area)  
210,20 m<sup>2</sup> (usable area)  
220,70 m<sup>2</sup> (rentable area)
- FOA Gδ (floor shop area\_Calendar\_4)  
74,83 m<sup>2</sup> (shop area)  
74,83 m<sup>2</sup> (usable area)  
78,57 m<sup>2</sup> (rentable area)
- FOA Gε (floor bank area\_5)  
159,11 m<sup>2</sup> (bank area)  
159,11 m<sup>2</sup> (usable area)  
167,06 m<sup>2</sup> (rentable area)
- BSA (building service area)

ground floor