



## Office space

€ 22.50 / m<sup>2</sup> | CZK 568 / m<sup>2</sup>

Prague 1, Nové Město, Václavské náměstí





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Service price	195 CZK monthly per m <sup>2</sup>
Available area	335 m <sup>2</sup>
Cellar	-
Parking	-
PENB	G
Reference number	6881

Office space for lease in a complex consisting of Functionalist and modern building in a prime business location. The Functionalist building was the first one built in Prague (1925 – 1927) and was completely and sensitively renovated in 2011. It is perceived as one of the symbols of modern architecture in Prague. The modern office building was completed in 2002 on an open plot of land in the city center, where, in 1970 a historic house was demolished due to construction of the Můstek metro station (line A, B). The appearance of the building stands out with its aerodynamic curves and its walls of glass with a double ventilation HVAC system combined with inner gold plates of sun blinds, which regulate the light coming into the building.

### Location:

Buildings are located directly in a bustling part of town - also known as the Golden Cross where Na Příkopě Street meets with 28. října Street. This is an excellent and prestigious business address in Prague. Euro Palace and Astra are easily accessible by public transport. Palace Euro is directly above the Můstek metro station (lines A and B), whose entrance is located next to the main reception.

### Features and Services:

- Representative central reception
- Security camera system
- Cooling
- Openable windows
- Carpets
- Ceilings
- Built-in lighting
- Computer trunking

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



