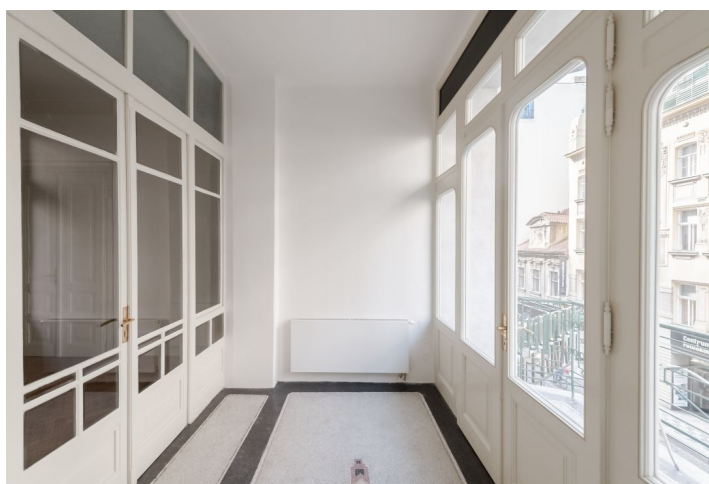




# Office space

€ 17.65 / m<sup>2</sup> | CZK 440 / m<sup>2</sup>

Prague 1, Nové Město, Vodičkova



**Office space**

Prague 1, Nové Město, Vodičkova

**€ 17.65 / m<sup>2</sup> | CZK 440 / m<sup>2</sup>**

Service price	130 CZK monthly per m <sup>2</sup>
Available area	535 m <sup>2</sup>
Cellar	-
Terrace	6 m <sup>2</sup>
Parking	-
PENB	G
Reference number	101446

**Modern office space for lease on the 2nd floor of a completely renovated building that has become an icon of its time. The refurbishment includes the restoration of the concrete and stone slabs of the facade, blockwork, decorative sculpture, balconies, and winter garden. In 2017, the building became a Czech national cultural monument.**

The construction of the building occurred between 1907-1921 by the Czech designer Ing. Stanislav Bechyně and the builder Ing. Václav Havel. The original aim for the building was a hockey arena, but for capacity reasons it did not happen and now it functions as a commercial zone with a concert and event hall. Since 2017, the building has been a Czech national cultural monument.

The office space has social facilities, a preparation for the installation of a kitchenette, a video phone, openable windows, and a balcony overlooking the courtyard. The parquet floors were preserved after renovation, and the doors have been refurbished.

**Location:**

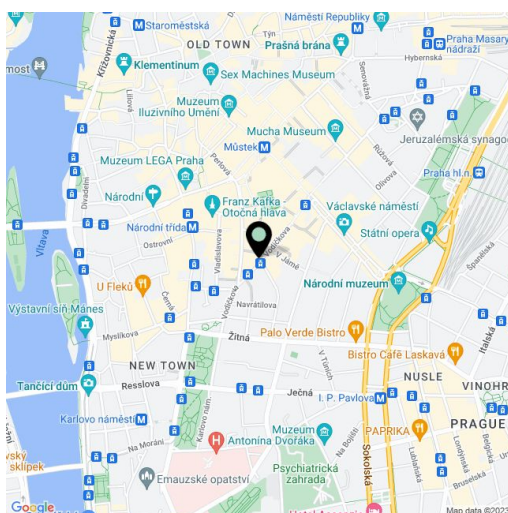
Great transport accessibility by public transport. Within walking distance of the Muzeum (line A, C), Můstek (line A, B), and Hlavní nádraží (line C) metro stations, and the Václavské náměstí, Muzeum, Vodičkova, Jindřišská, and Hlavní nádraží tram stops. Close to full amenities: cafés, a theater, restaurants, and shops in an arcade.

**Features and services:**

- Cooling, heating
- Electric fire alarm
- Social facilities
- Ventilation
- New electrical wiring
- Preparation for kitchenette
- Elevator
- Possibility to rent a lounge for private events
- Café with lunch specials, another café, and restaurant in the arcade

**Under offer.**

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





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