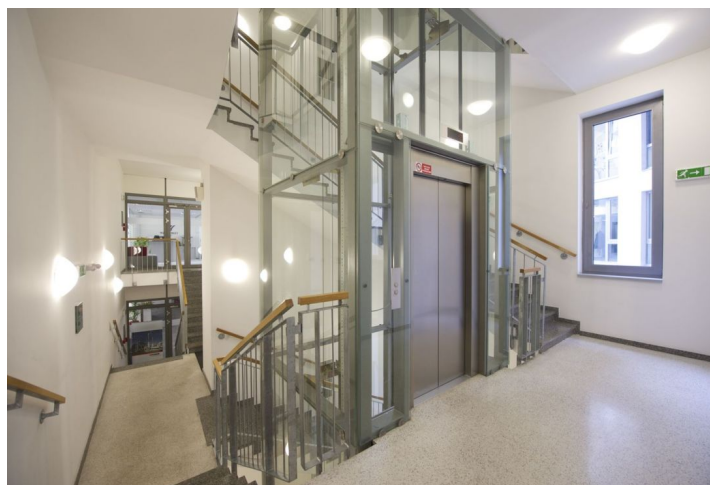


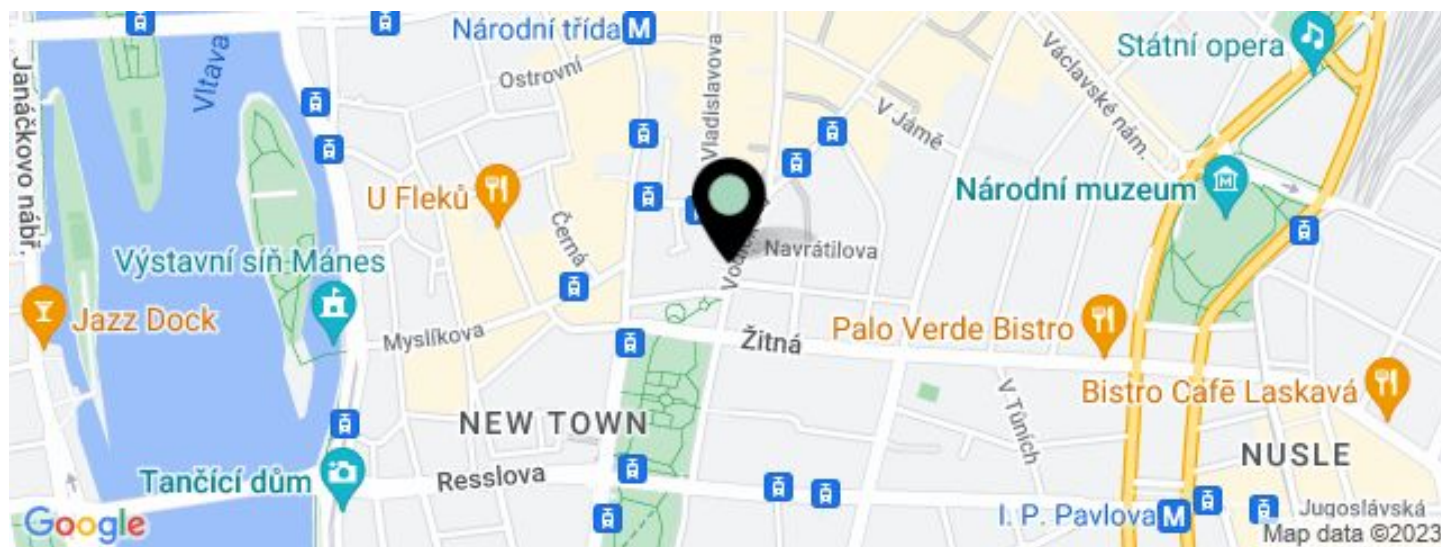
Office building

€ 13.50 / m<sup>2</sup> | CZK 337 / m<sup>2</sup>

379 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova



## Office building

€ 13.50 / m<sup>2</sup> | CZK 337 / m<sup>2</sup>379 m<sup>2</sup>, Prague 1, Nové Město, Vodičkova

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 2nd floor	379 m <sup>2</sup>	180 CZK monthly per m <sup>2</sup>	EUR 250 / ps / month	€ 13.50 / m <sup>2</sup>
Retail space	128 m <sup>2</sup>	180 CZK monthly per m <sup>2</sup>	Yes	€ 32 / m <sup>2</sup>

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Service price	180 CZK monthly per m <sup>2</sup>
Total building area	3 800 m <sup>2</sup>
Tenant consumption	—
Parking	250 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15301

**New modern building linked to an existing building, which is famous for its Rondocubist façade from the 1920s; unique commercial space created in the center of Prague on site of a legendary Vodičkova Street patisserie. The project offers 4.000 m<sup>2</sup> of modern office space and 3.400 m<sup>2</sup> of space for shops and services. Three underground floors feature storage space and parking for tenants.**

**Location:**

The space is located in the business and financial centre of the city with excellent public transport availability near Wenceslas Square and Františkanské zahrady. Accessibility is provided by the metro stations Můstek (lines A and B), Muzeum (line C) and trams.

**Features and services:**

- 24-hour security and reception services
- Electronic security system
- Magnetic card access
- Camera system
- Electronic fire detectors
- Underground parking spaces
- Commercial space on the ground floor of the building
- Ventilation and cooling system recessed in the suspended ceiling
- Heating panels underneath windows
- Individual temperature control in each room
- Openable windows
- Suspended ceilings with recessed light fixtures
- Raised floor (floor boxes)
- External blind with electronic control
- Modern lifts

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

Office building

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