

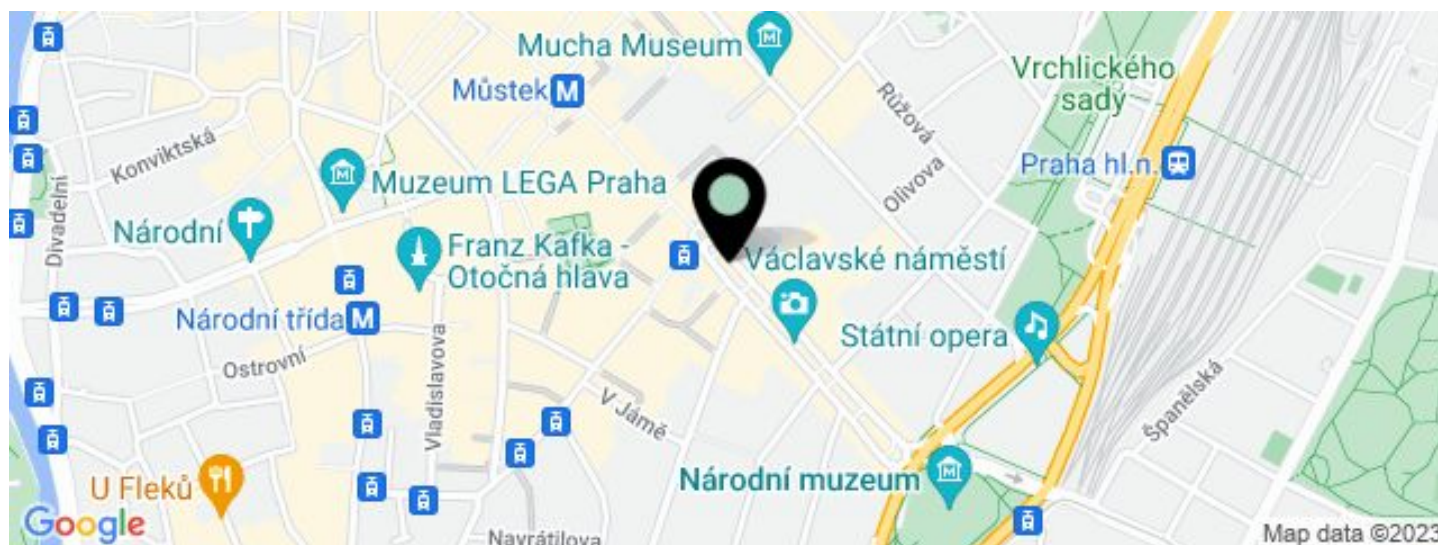


## Office building

€ 20.00 / m<sup>2</sup> | CZK 499 / m<sup>2</sup>

211 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí



**Office building****€ 20.00 / m<sup>2</sup> | CZK 499 / m<sup>2</sup>**211 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Office space, 5th floor	211 m <sup>2</sup>	141 CZK monthly per m <sup>2</sup>	EUR 270 / pp / month	€ 20 / m <sup>2</sup>



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211 m<sup>2</sup>, Prague 1, Nové Město, Václavské náměstí

Service price	141 CZK monthly per m <sup>2</sup>
Total building area	7 436 m <sup>2</sup>
Tenant consumption	—
Parking	270 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	15422

**One of the most prestigious administrative buildings offers office space for lease. Neo-baroque building built in 1986 is one of the largest historical buildings on Wenceslas Square and is listed as a cultural real estate landmark.**

The unique Emperor's Staircase with its Baroque stucco work is a dominant feature of the building. The building is presently being renovated and fitted out to the highest international office standards and offers very representative high quality office space.

### Location:

The building is situated in an attractive location in the center of Prague, with good accessibility by car and public transport – the Muzeum (line A, C) and Můstek (line A, B) metro stations and tram stops nearby. Within walking distance to Main Railway Station.

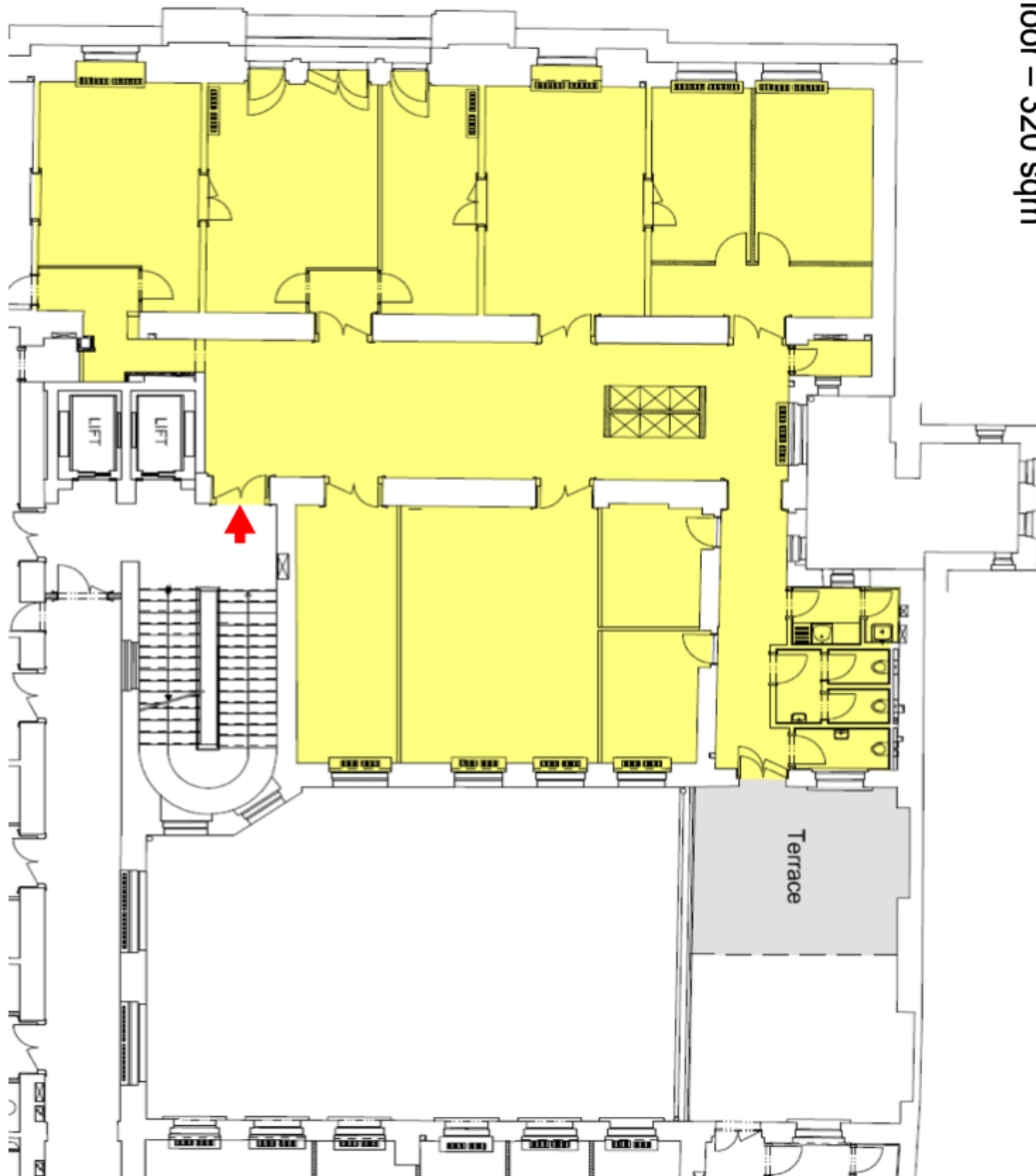
### Features and Services:

- 24-hour reception and security system
- Card access control system
- CCTV systems
- Fully fitted toilets and kitchenette
- Air-conditioning
- Openable windows
- Raised floors
- Oak parquet floor
- 1 parking place reserved in the building
- External parking available upon request

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



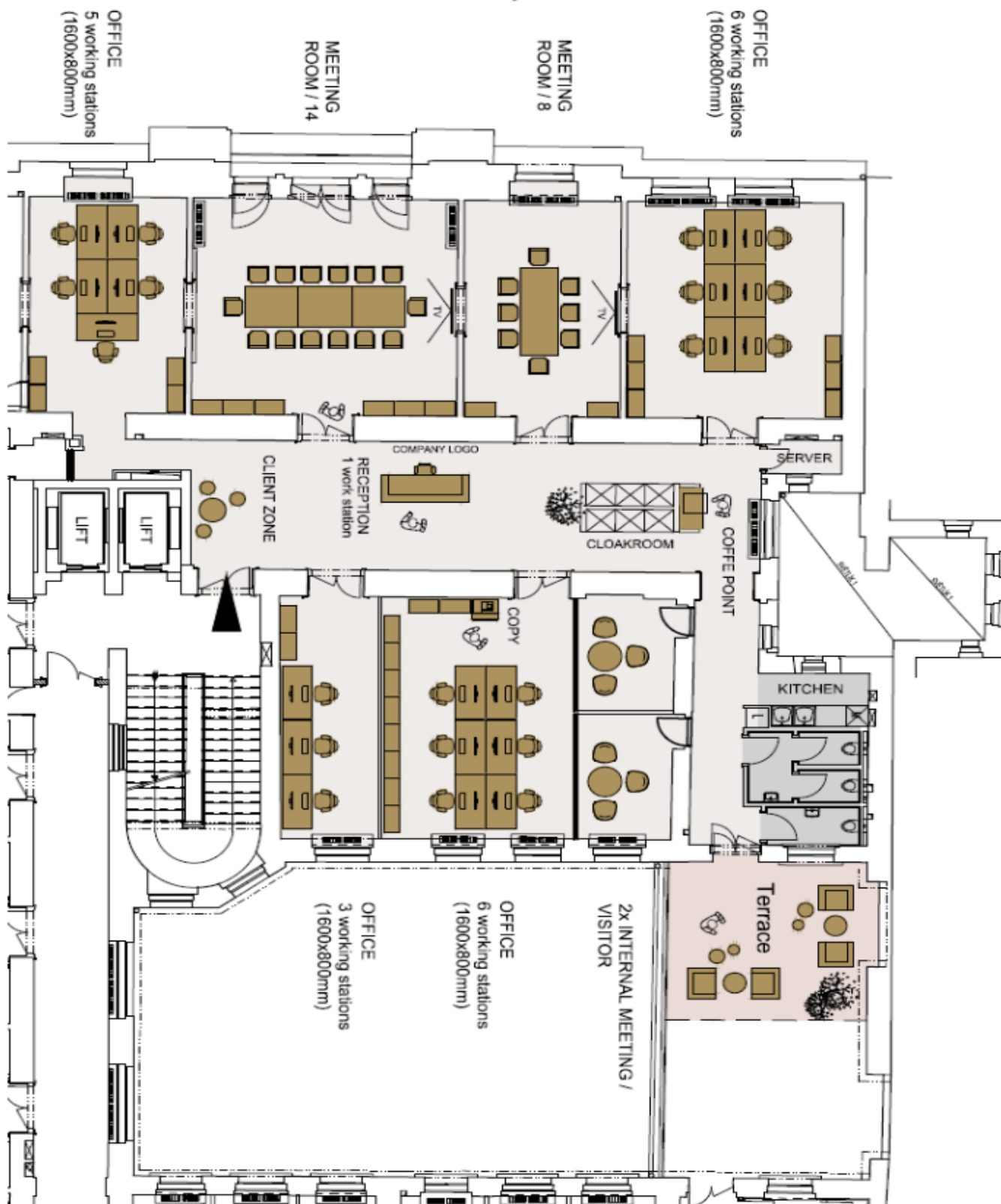
## Wenceslas Square



4th floor – 320 sqm



## Wenceslas Square





Wenceslas Square

