

## Office space

€ 12.00 / m<sup>2</sup> | CZK 300 / m<sup>2</sup>

Prague 1, Nové Město, Hybernská



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<b>Service price</b>	130 CZK monthly per m <sup>2</sup>
<b>Available area</b>	214 m <sup>2</sup>
<b>Cellar</b>	-
<b>Parking</b>	Yes
<b>PENB</b>	G
<b>Reference number</b>	31652

Office space for lease in the 1st floor of an administrative building located on the border of Old and New Town, with excellent accessibility by car and public transportation.

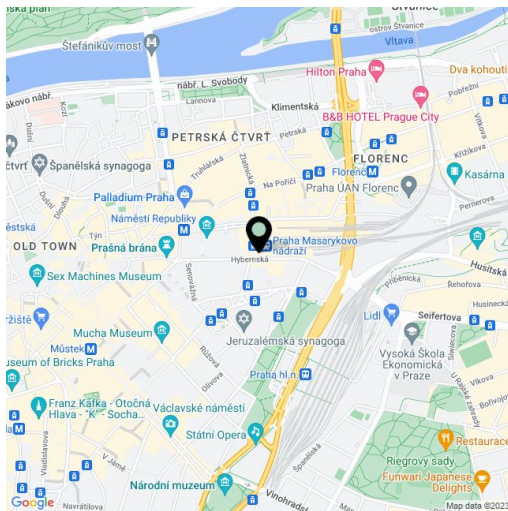
**Location:**

Situated in a strategic location in New Town, the building is in close vicinity to Hlavní Nadraží - the Main Railway Station, the Masaryk railway station, and the Florenc bus station. Outstanding accessibility by car and public transportation - close to Prague's main highway that leads to the D1 highway, within walking distance of the Hlavní Nádraží (line C), Náměstí Republiky (line B), and Florenc (lines B, C) metro stations; there is a tram stop close to the building.

**Features and services:**

- 5 office rooms
- sanitary facilities
- kitchenette
- oak front door
- floor covering
- kitchen furniture
- fridge
- dishwasher
- condensation boiler
- air conditioning
- heating system
- video / home phone ABB
- alarm
- electrical wiring: strong and weak currents
- openable windows
- lift

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



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