

# Office building

Rented

Prague 1, Nové Město, Hybernská



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Service price	125 CZK monthly per m <sup>2</sup>
Tenant consumption	—
Parking	CZK 4 500 / ps / month
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	37011

Office space for lease in a listed complex of three buildings, one of which was designed by architect Josef Gočár. The Baroque-Classical palace is located in a strategically advantageous location right in the center of Prague, on the border of New and Old towns.

**Location:**

Excellent accessibility by public transport. The Náměstí Republiky tram and metro station (line B) and the Masarykovo nádraží tram stop are nearby.

**Features and services:**

Raised floor  
Optical cable  
Openable windows  
Internal sunblinds  
Air-conditioning  
Sprinklers  
Electronic fire alarm  
CCTV  
Card access system  
Freight elevator  
Common terrace  
Elegant reception

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