



Office building

1146 m², Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²



**Office building**1 146 m², Prague 1, Staré Město, Ovocný trh**€ 38.43 / m² | CZK 935 / m²**

Tenant consumption	—
Parking	-
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	102778

We exclusively offer for rent the unique historical house U Modrého hroznu from the beginning of the 20th century, which is situated in a colorful location of Prague 1, on the corner of Ovocný trh and Havířská Street, which opens directly onto Na příkopě shopping street. The house is located in a tourist attractive area in the centre of Prague, close to the Estates Theatre, a few minutes walk from Wenceslas and Old Town Squares. This four-storey building, currently undergoing a complete and sensitive high-standard renovation, offers an exceptional opportunity for tenants seeking prestigious and versatile premises in the very heart of the capital.

This building, available only as a single lease, is ideal for tenants who value the unique combination of an exceptional location, historic character, and flexible functionality. The building will be a suitable location for a company looking for a combination of retail, office space and accommodation options.

The layout of the building:

In the basement, ground floor and 1st floor of the building there are attractive retails with glass shop fronts facing Havířská Street, which are ideal for a shop, showroom, representative reception or client area.

On the 2nd and 3rd floors there are office spaces in a high standard of design.

On the 4th floor there are three fully furnished 1-bedroom apartments, ideal for short or long-term accommodation of employees or guests.

The property is now undergoing a thorough renovation.**History:**

On this site originally stood a two-storey double-tract known as the House of Moses, whose history dates back to the 14th century. In the 18th century, the house sign U Modrého hroznu (At the Blue Grape) was placed here and a café was established, which became one of Prague's most famous establishments after the opening of the Estates Theatre. It was regularly visited by the artistic society and according to surviving records, even Wolfgang Amadeus Mozart came here. At the turn of the 20th century, the original house was demolished and replaced by a neo-Baroque building. The windows on the first floor were designed as a showcase for the so-called metropolitan parterre, which was the first such use in Prague at that time. The ground floor housed commercial premises, while the upper floors were occupied by tenants until the World War II. In the following years, the building served mainly as a seat of commercial and office operations, with the top floor remaining as residential units.

Location:

The location offers excellent accessibility by public transport - the

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nearest metro station is Můstek (lines A and B). Tram lines run nearby on Wenceslas Square and Republic Square and other metro stations Muzeum (line A and C) and Náměstí Republiky (line B)

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



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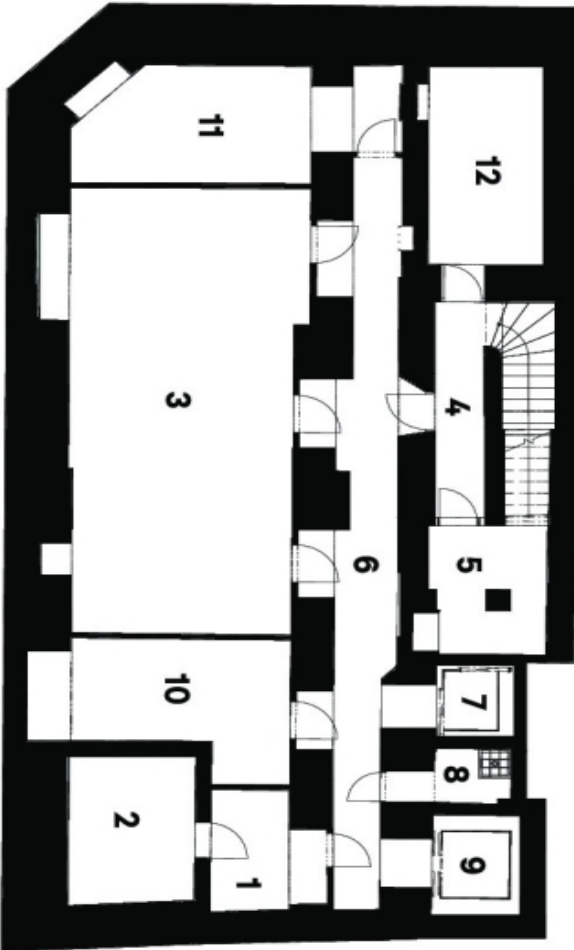
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Dům U Modrého hroznů, Ovocný trh 2, Praha 1

1. PP

1.	Sklad	6,3 m²
2.	Trezor	9,8 m²
3.	Skřad, řatny, soc. zázemí	52,4 m²
Obchodní jednotka celkem		68,6 m²
4.	Chodba + schodiště	11,8 m²
5.	Kotelna	10,0 m²
6.	Chodba	28,6 m²
7.	Výťah	1,6 m²
8.	Úklid	2,9 m²
9.	Výťah	2,3 m²
10.	Strojovna VZT	13,5 m²
11.	Tech. místnost	17,0 m²
12.	Tech. místnost	12,5 m²
Společné prostory celkem		100,2 m²





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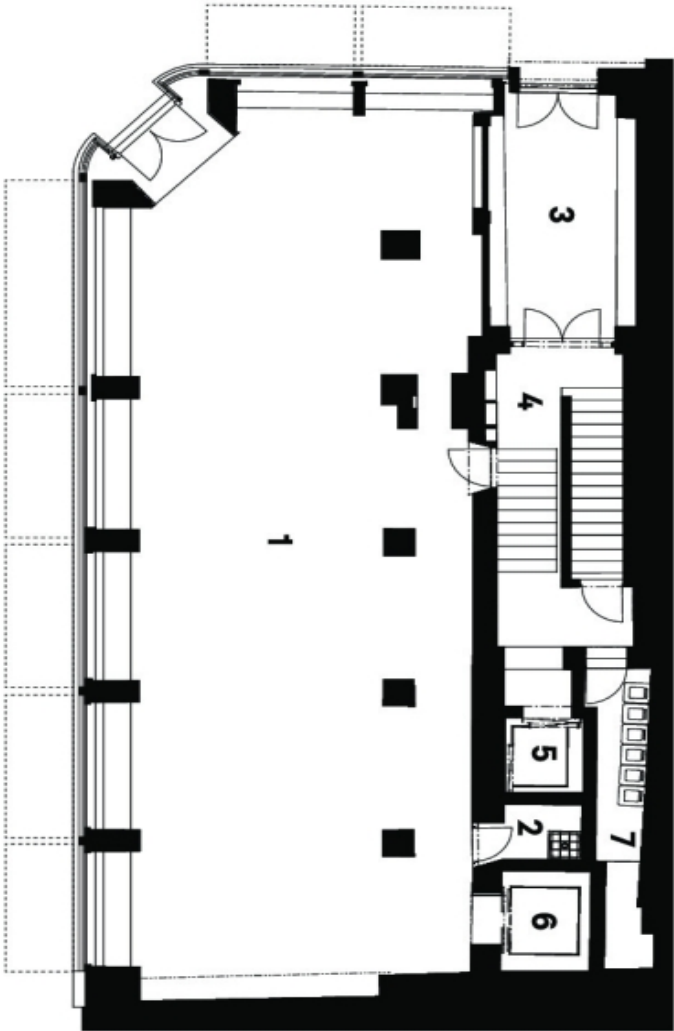
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Dům U Modrého hroznů, Ovocný trh 2, Praha 1

1. NP

1.	Obchodní prostor	174,0 m²
2.	Úklid	2,7 m²
	Plocha celkem	176,7 m²
3.	Vstupní prostor (vstupní foyer)	14,3 m²
4.	Schodiště	19,2 m²
5.	Výťah	1,6 m²
6.	Výťah	2,3 m²
	Plocha celkem	37,5 m²
7.	Odpadky + dvorek	7,6 m²
	Plocha celkem	7,6 m²





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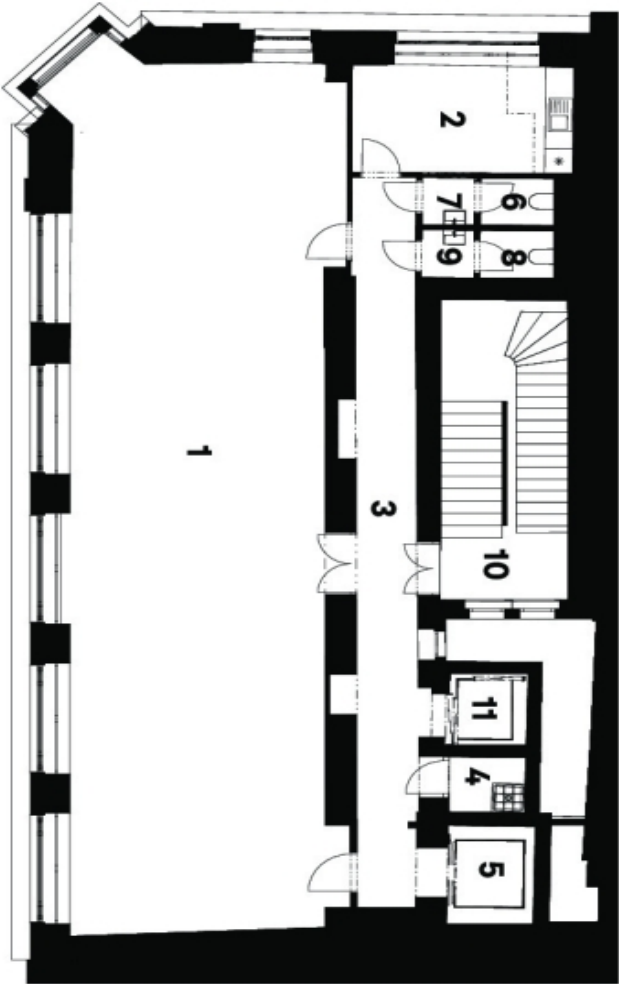
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2. NP

1.	Obchodní prostor	117,7 m²
2.	Čajová kuchyně	12,2 m²
3.	Chodba	25,3 m²
4.	Úklid	2,7 m²
5.	Výťah	2,3 m²
6.	WC - muži	1,8 m²
7.	Umývárna - muži	1,3 m²
8.	WC - ženy	1,8 m²
9.	Umývárna - ženy	1,3 m²
	Obchodní prostory celkem	166,4 m²
10.	Schodiště	20,2 m²
11.	Výťah	1,6 m²
	Společné prostory celkem	21,8 m²





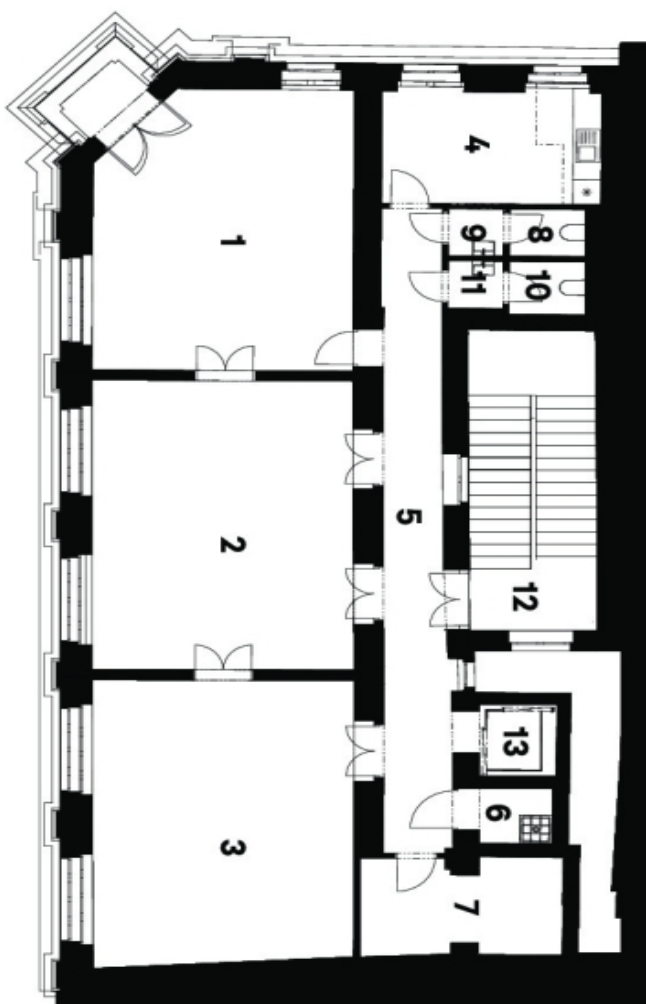
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Dům U Modrého hroznů, Ovocný trh 2, Praha 1

3. NP

1.	Kancelář	38,7 m ²
2.	Kancelář	40,2 m ²
3.	Kancelář	36,9 m ²
4.	Čajová kuchyně	13,9 m ²
5.	Chodba	23,7 m ²
6.	Úklid	2,1 m ²
7.	Sklad	9,8 m ²
8.	WC - muži	1,9 m ²
9.	Umývárna - muži	1,3 m ²
10.	WC - ženy	2,1 m ²
11.	Umývárna - ženy	1,4 m ²
	Kancelářské prostory celkem	171,9 m²
12.	Schodiště	20,1 m ²
13.	Výtah	1,6 m ²
	Společné prostory celkem	21,7 m²





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Dům U Modrého hroznů, Ovocný trh 2, Praha 1

4. NP

1.	Kancelář	40,0 m ²
2.	Kancelář	40,9 m ²
3.	Kancelář	37,2 m ²
4.	Čajová kuchyně	13,2 m ²
5.	Chodba	23,4 m ²
6.	Úklid	2,5 m ²
7.	Sklad	10,0 m ²
8.	WC - muži	1,9 m ²
9.	Umývárna - muži	1,3 m ²
10.	WC - ženy	2,1 m ²
11.	Umývárna - ženy	1,4 m ²
Kancelářské prostory celkem		171,9 m ²
12.	Schodiště	20,1 m ²
13.	Výtah	1,6 m ²
Společné prostory celkem		21,7 m ²
14.	Balkon	1,1 m ²
15.	Balkon	2,7 m ²
Celkem		3,7 m ²

