



## Office space

Prague 1, Staré Město, Husova

€ 20.00 / m<sup>2</sup> | CZK 487 / m<sup>2</sup>





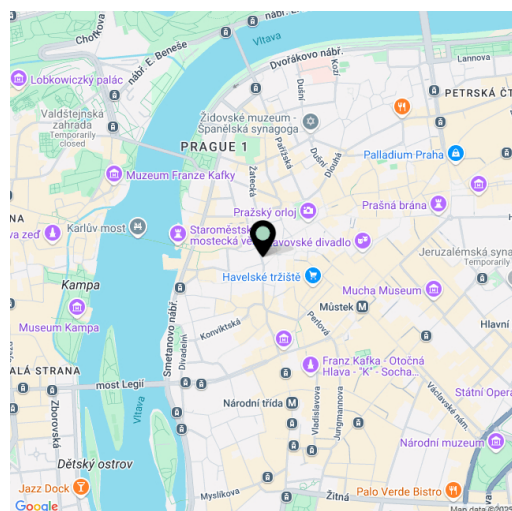


## Office space

Prague 1, Staré Město, Husova

€ 20.00 / m<sup>2</sup> | CZK 487 / m<sup>2</sup>

|                  |                   |
|------------------|-------------------|
| Available area   | 78 m <sup>2</sup> |
| Cellar           | -                 |
| Parking          | -                 |
| PENB             | Not required      |
| Reference number | 108387            |



This Classicist corner house with a rich history and valuable architectural elements has an almost square ground plan. Located at the intersection of two historic Prague streets, Husova and Řetězová, it is situated in an attractive location, just fifty meters from the Royal Route.

The property will now undergo a thorough renovation. The floor is approved for living.

Office space for lease on the 2nd floor, which consist of a central room facing Husova and Řetězová streets and another room facing Husova Street. The floors are connected by a staircase made of stone and wood. Historical vaulted rooms and medieval cellars with a vaulted ceiling give the building a unique character.

#### History:

The building, which is protected as a cultural monument, has a rich history dating back to the 15th century when it was built in the Gothic style. During the Baroque period, it underwent a significant reconstruction and in the first half of the 19th century it acquired its current Classicist appearance. The two-story house boasts Classicist facades decorated with stone portals, embossed house signs, and decorative window bars. Highlights include a Baroque portal dated 1726, a sandstone chalice-shaped pedestal, and a 17th-century house sign depicting the motif of three 'wild' ducks.

#### Location:

Excellent public transport connections - the nearest metro stations, Můstek (lines A and B), Staroměstská (line A), and Národní třída (line B), are just a few minutes away on foot, as are the Staroměstská, Národní třída, Karlovy lázně, and Národní divadlo tram stops.

#### Under offer.

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



## Office space

Prague 1, Staré Město, Husova

€ 20.00 / m<sup>2</sup> | CZK 487 / m<sup>2</sup>

Dům U Tří divokých kachen, Husova 13, Praha 1

3. NP

|                |                    |                      |
|----------------|--------------------|----------------------|
| 1              | Schodiště          | 12,2 m <sup>2</sup>  |
| 2              | Ložnice            | 16,7 m <sup>2</sup>  |
| 3              | Obýtná místnost    | 42,4 m <sup>2</sup>  |
| 4              | Technická místnost | 2,5 m <sup>2</sup>   |
| 5              | Koupelna           | 3,3 m <sup>2</sup>   |
| 6              | Komora             | 1,25 m <sup>2</sup>  |
| Plocha podlaží |                    | 78,35 m <sup>2</sup> |

