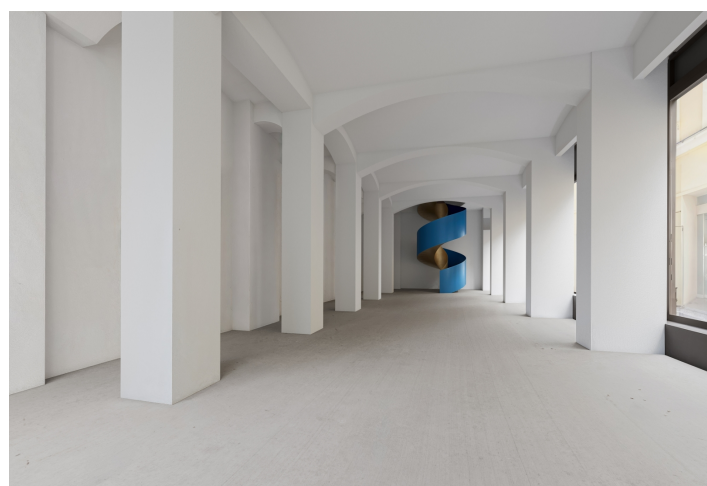




Office space

Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²



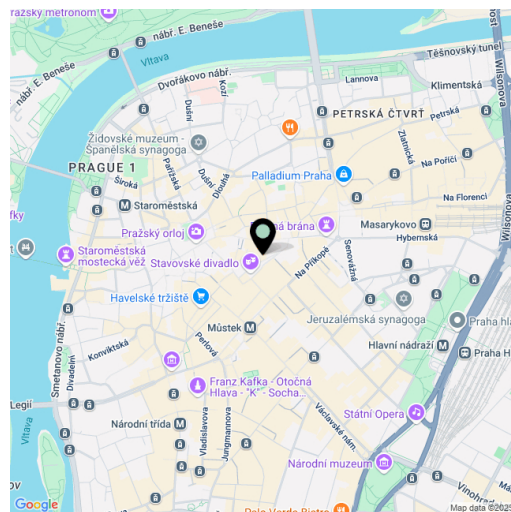


Office space

Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

Available area	977 m ²
Cellar	-
Parking	-
PENB	Not required
Reference number	109179



We offer exclusively for rent a unique historical house U Modrého hroznu from the beginning of 20th century, which is situated in a picturesque location in Prague 1, on the corner of Ovocný trh and Havířská Street. The house is located in a tourist attractive location in the centre of Prague, close to the Estates Theatre, a few minutes walk from Wenceslas and Old Town Squares. This four-storey building, after a complete and sensitive renovation in a superior design, represents an exceptional opportunity for tenants looking for a representative and multifunctional space in the very centre of the capital.

Rent only as a whole. Suitable for a tenant who appreciates the combination of exceptional location, historical value and functional variability of the building. Ideal for a corporate headquarters looking for a combination of retail, office space and accommodation options.

The layout of the building:

In the basement there is a space for technology and background (100.2 m² + 68.6 m²). On the ground floor and 1st floor of the building there are attractive business premises with glass windows facing Havířská Street, which are ideal for a shop, showroom, representative reception or client zone (214.2 m² + 188.2 m²). On the 2nd and 3rd floors there are high standard office spaces (173,6 m² + 171,9 m²). On the 4th floor there are three fully equipped 1 + 2 bedroom apartments (42,3 M2 + 54,2 M2 + 60,8 M2), 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



Office space

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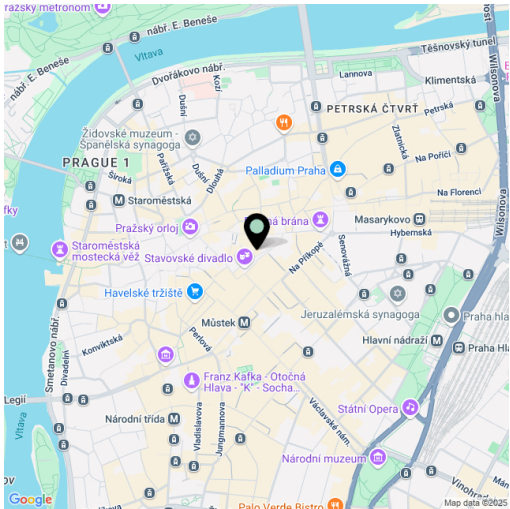
Available area	977 m²
Cellar	-
Parking	-
PENB	Not required
Reference number	109179

until the Second World War. 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 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 C) and Náměstí republiky (line B)

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





Office space

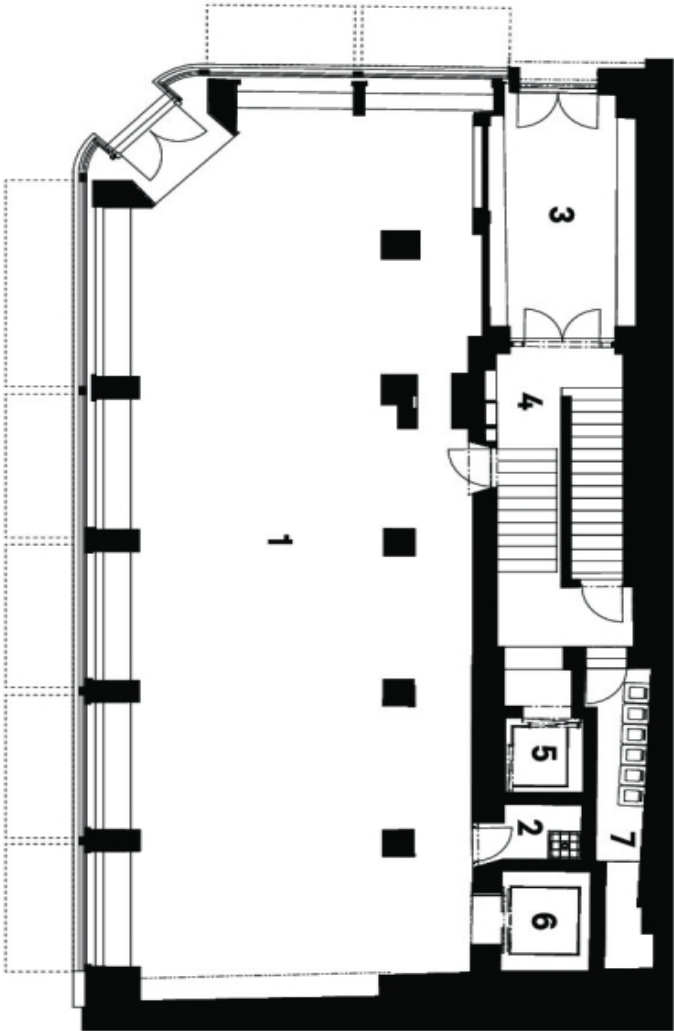
Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

Dům U Modrého hroznů, Ovocný trh 2, Praha 1

1. NP

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





Office space

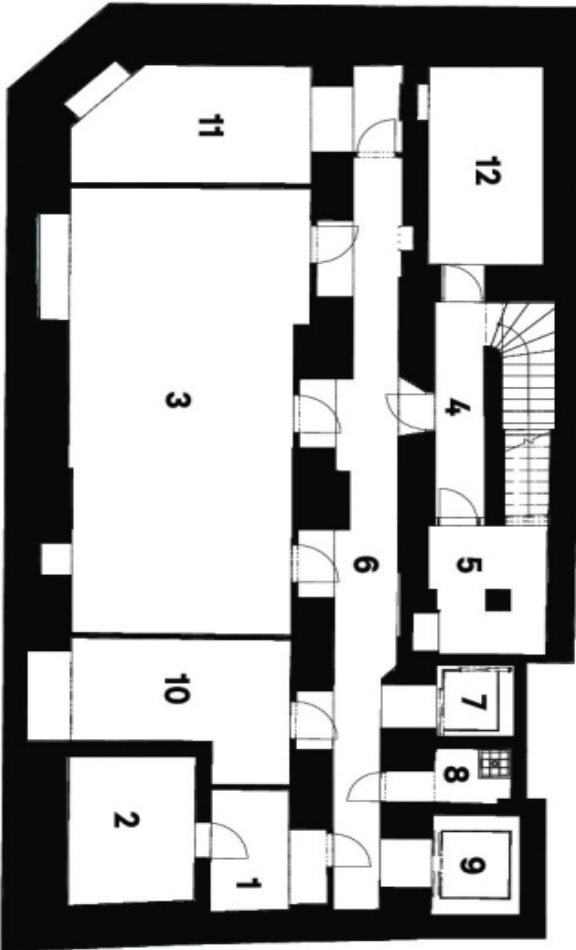
Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

Dům U Modrého hroznů, Ovocný trh 2, Praha 1

1. PP

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





Office space

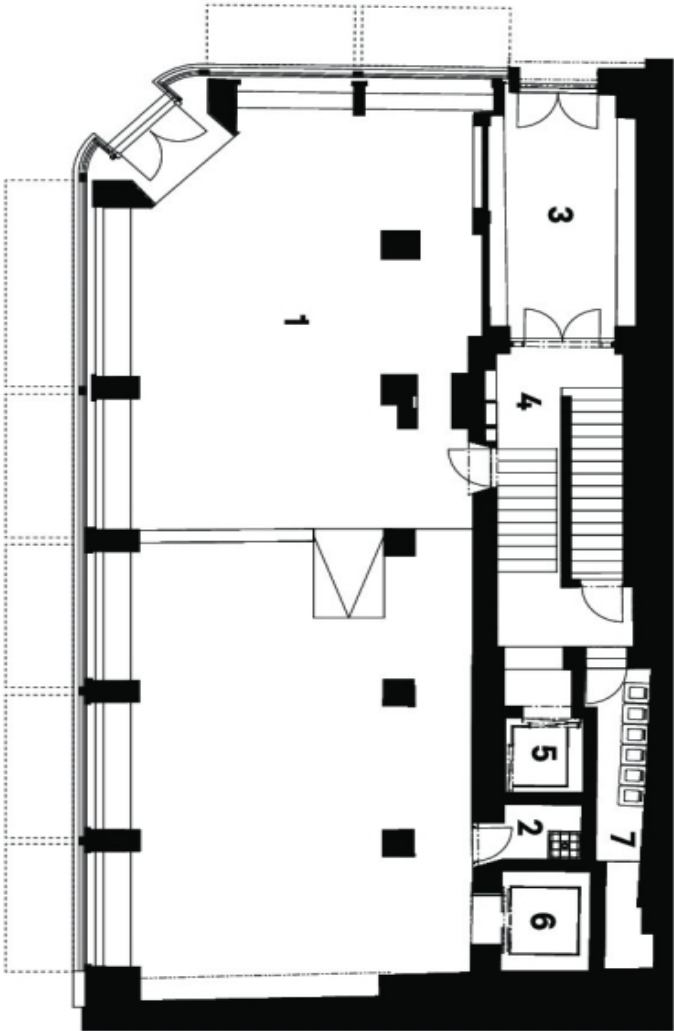
Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

Dům U Modrého hroznů, Ovocný trh 2, Praha 1

1. NP

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





Office space

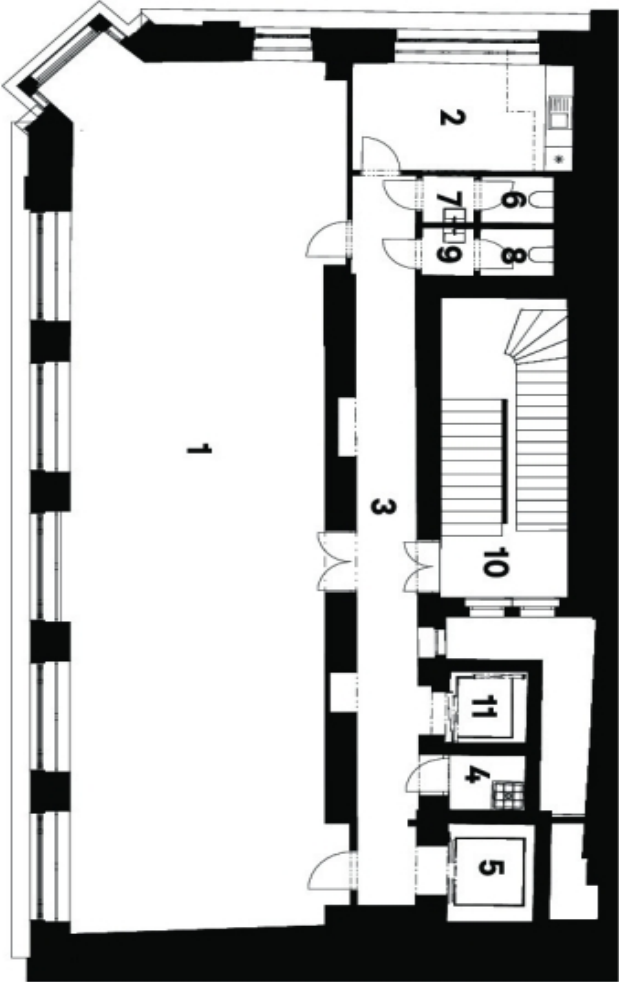
Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

Dům U Modrého hroznů, Ovocný trh 2, Praha 1

2. NP

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





Office space

Prague 1, Staré Město, Ovocný trh

€ 38.43 / m² | CZK 935 / m²

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

