



Office space

Prague 6, Hradčany, Tychonova

€ 15.95 / m² | CZK 388 / m²





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Available area	800 m ²
Cellar	-
Parking	CZK 1500 / pp / month
PENB	Not required
Reference number	109937

Office space for lease in a prestigious First Republic villa located in the elite Prague neighborhood of Hradčany, close to Belvedere and Prague Castle. The four-story villa with two balconies is surrounded by a beautiful garden and underwent a careful renovation in the 1990s. Air-conditioned office space with a reception area, conference rooms, kitchenettes, and restrooms on each floor; there is also a shower on the third floor. The property includes a secure outdoor parking area with a capacity of up to 28 vehicles.

The premises will be available from January 2026 and will be offered as a whole unit only.

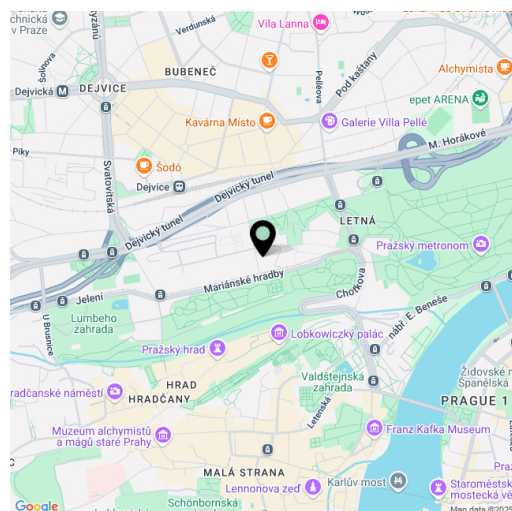
Location:

The location is easily accessible by public transport, with tram and bus stops and the Hradčanská metro station (line A) nearby. By car you can connect directly to the city ring road. The journey to Václav Havel Airport takes 30 minutes by car and public transport.

Facilities and services:

28 parking spaces
 Air conditioning
 Reception
 Toilet and kitchenette on each floor
 Shower in 3. NP
 Balcony 2. and 3. NP
 Optical cable
 Structured cabling
 Server/data rack
 Internet connection
 Camera system
 EZS

VAT is not added to the rent. Lessee pays no commission.





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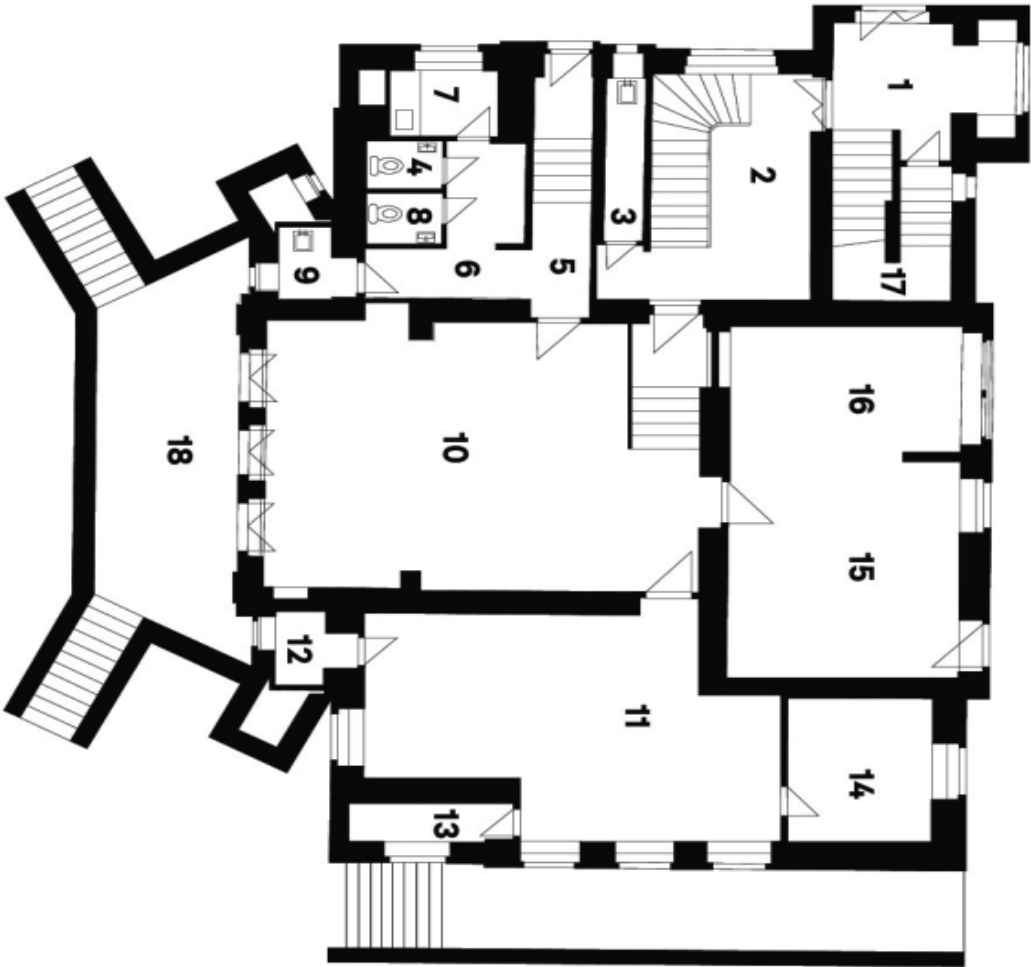
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Tychonova 270/2, Praha 6

1. PP

1	Zádvěří	9,75 m ²
2	Vstupní hala	18,40 m ²
3	Úklidová místnost	3,37 m ²
4	WC - muži	1,82 m ²
5	Chodba	8,30 m ²
6	Chodba	8,31 m ²
7	Kuchyňský kout	3,68 m ²
8	WC - ženy	1,82 m ²
9	Úklidová místnost	2,45 m ²
10	Kancelář	58,40 m ²
11	Kancelář	39,06 m ²
12	Sklad	1,90 m ²
13	Sklad	3,15 m ²
14	Kancelář	10,85 m ²
15	Hala	25,48 m ²
16	Kancelář	14,85 m ²
17	Sklad	5,90 m ²
18	Plocha celkem	217,49 m ²
	Anglický dvorek	24,50 m ²





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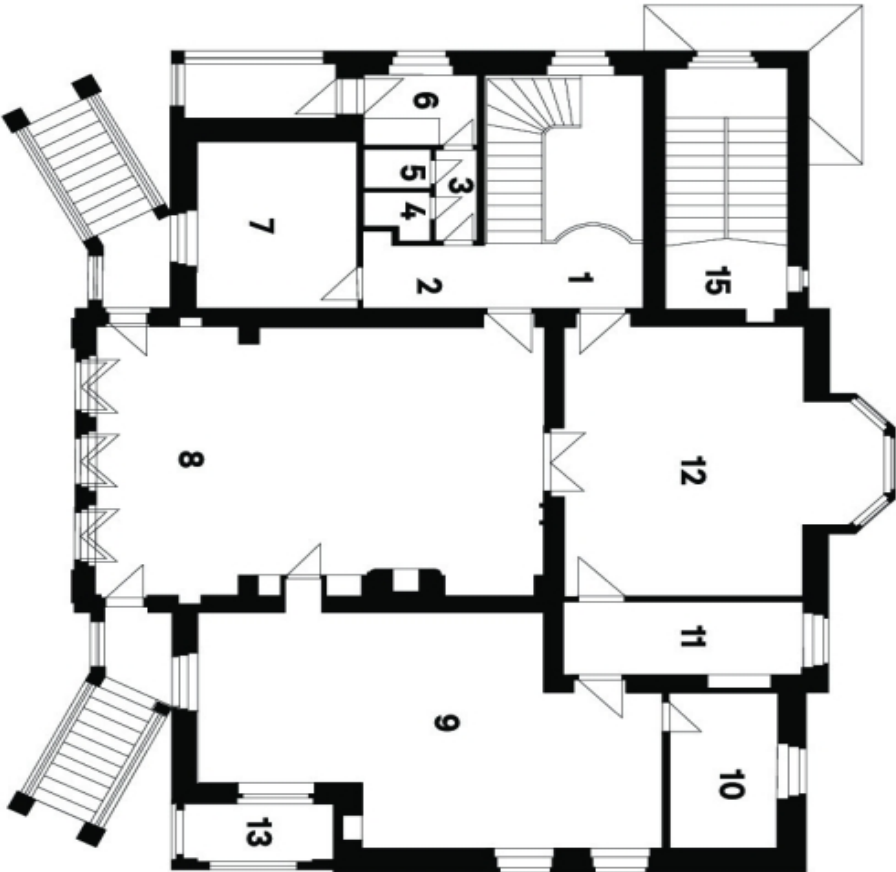
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Tychonova 270/2, Praha 6

1. NP

1	Chodba	11,04 m ²
2	Chodba	3,83 m ²
3	Chodba	2,00 m ²
4	WC - ženy	1,40 m ²
5	WC - muži	1,35 m ²
6	Kuchyňský kout	4,08 m ²
7	Kancelář	13,60 m ²
8	Kancelář	59,80 m ²
9	Kancelář	45,48 m ²
10	Kancelář	8,60 m ²
11	Sklad	8,84 m ²
12	Hala	37,50 m ²
Plocha celkem		205,52 m ²
13	Balkón	4,30 m ²
14	Balkón	4,10 m ²
15	Schodišť, prostor	15,05 m ²
Plocha celkem		228,97 m ²





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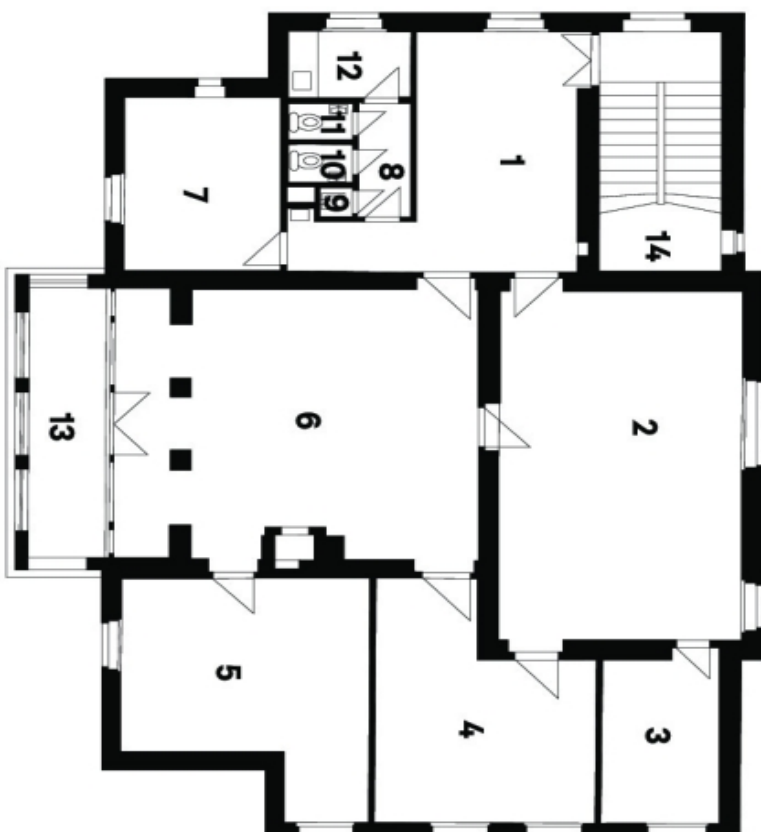
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2. NP

1	Kancelář	19,55 m ²
2	Kancelář	41,20 m ²
3	Kancelář	9,75 m ²
4	Kancelář	22,44 m ²
5	Kancelář	17,70 m ²
6	Kancelář	50,50 m ²
7	Kancelář	13,70 m ²
8	Chodba	6,05 m ²
9	Úklidová místnost	0,60 m ²
10	WC – muži	1,26 m ²
11	WC – ženy	1,26 m ²
12	Kuchyňský kout	4,20 m ²
Plocha celkem		188,21 m ²
13	Balkón	8,58 m ²
14	Schodišť. prostor	14,95 m ²
Plocha celkem		211,74 m ²





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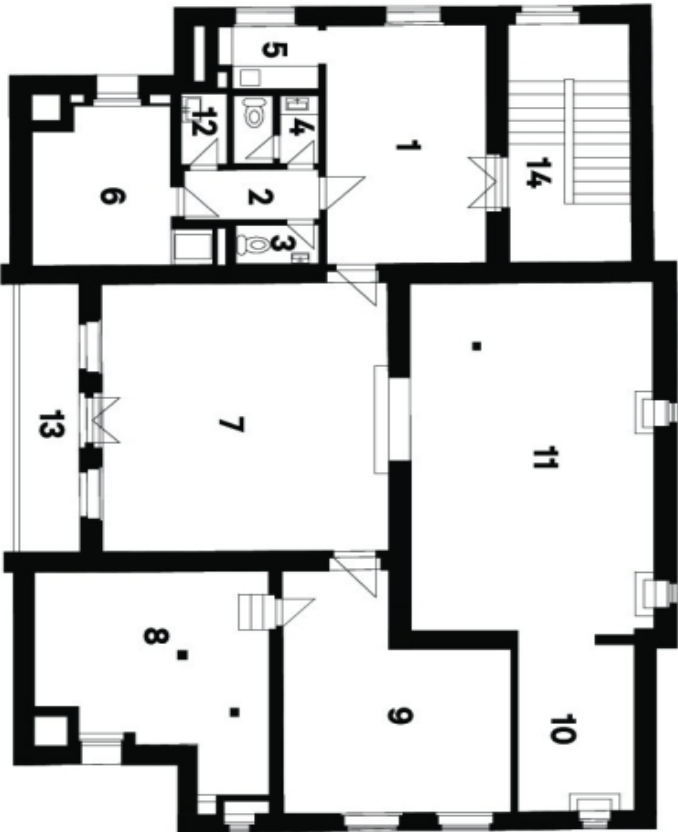
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3. NP

1	Kancelář	19,55 m ²
2	Chodba	3,50 m ²
3	WC	1,75 m ²
4	Předsiň WC, WC	2,72 m ²
5	Kuchyňský kout	3,10 m ²
6	Kancelář	13,10 m ²
7	Kancelář	39,00 m ²
8	Kancelář	22,80 m ²
9	Kancelář	23,90 m ²
10	Sklad	10,00 m ²
11	Kancelář	43,00 m ²
12	Úklidová místnost	1,70 m ²
Plocha celkem		184,12 m ²
13	Balkón	8,45 m ²
14	Schodiště	14,95 m ²
Plocha celkem		207,52 m ²





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Parkovací místa

