



## Office building

Rented

Prague 1, Nové Město, Politických vězňů





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**Rented**

Service price	132 CZK monthly per m <sup>2</sup>
Total building area	11 378 m <sup>2</sup>
Tenant consumption	—
Parking	Yes
Parking service charges	—
Parking ratio	—
Certification	—
PENB	C
Reference number	15299

**The complex is consisting of 2 historic buildings and a modern structure, benefiting from excellent onsite facilities and two pleasant courtyards. The offered office premises are highly representative, combining a modern administrative center with an environment of vitality and stimulation. 7 floors with a total space of 22 000 sq. m., total usable office area of 12 529 sq. m., typical floor space of 1400 sq. m., and 156 parking spaces.**

**Location:**

The spaces are situated in the very heart of the city center, just a few steps from Wenceslas Square, in a convenient and easily accessible location just a short walk from Prague's central retail hub of Na Příkopě. Metro access is close by, with the stations Muzeum (line A, C) and Můstek (line A, B), all within a 3-minute walk. The area benefits from easy car access to the city highway 200 m away, enabling easy connection to the D1 motorway and the Prague ring-road.

**Features and Services:**

Reception  
 Ground floor lobby  
 24-hour secure access with electronic cards  
 CCTV  
 24-hour security guards  
 Open plan layout  
 Kitchenette in each leased area  
 Toilets in the lobbies of each floor  
 Standard floor to ceiling height 3m  
 Fully accessible raised floors  
 Floor boxes each per 10 sqm  
 Central air-conditioning  
 Separate server cooling  
 Sprinkler system  
 6 passenger lifts  
 Openable windows  
 Onsite restaurant, many restaurants / bistros in the area  
 Underground parking and parking for bikes  
 Free parking for guests - 2 hours free  
 Meeting room and office rentals - flexi service office  
 Possibility to install antennas to your Internet service provider on the roof of the building (free of charge)

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