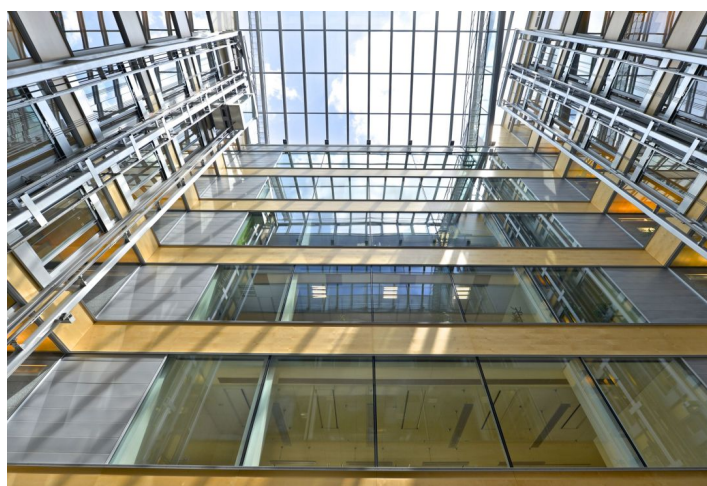
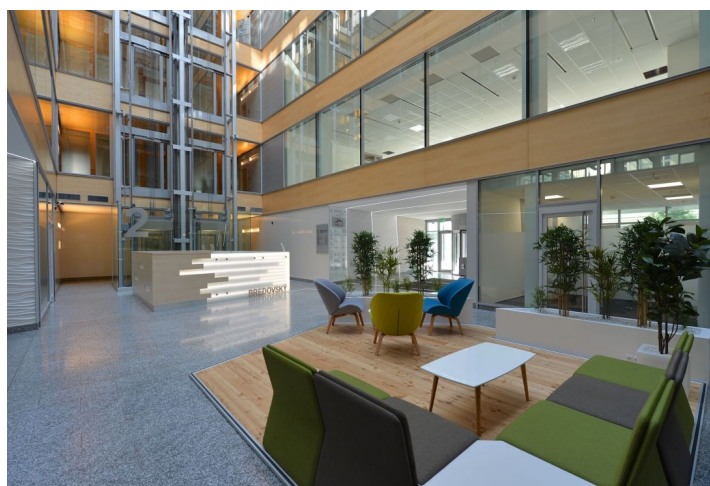




Office building

Prague 1, Nové Město, Politických vězňů

Rented



**Office building**

Prague 1, Nové Město, Politických vězňů

Rented

Service price	132 CZK monthly per m ²
Total building area	11 378 m ²
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.