



## Office space

Prague 1, Nové Město, Václavské náměstí

Rented





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|                  |                                         |
|------------------|-----------------------------------------|
| Service price    | 132 CZK monthly per m <sup>2</sup>      |
| Available area   | 320 m <sup>2</sup>                      |
| Cellar           | -                                       |
| Terrace          | 25 m <sup>2</sup>                       |
| Parking          | EUR 290 / ps / month - 2 parking spaces |
| PENB             | G                                       |
| Reference number | 34875                                   |

Office space for lease on the 4th floor in one of the most prestigious administrative buildings situated in Prague 1. Neo-baroque building built in 1986 is one of the largest historical buildings on Wenceslas Square and is listed as a cultural real estate landmark. The unique Emperor's Staircase with its Baroque stucco work is a dominant feature of the building. The building is presently being renovated and fitted out to the highest international office standards and offers very representative high quality office space.

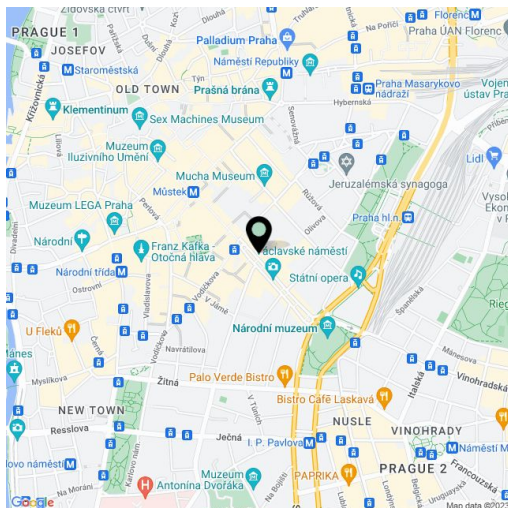
## Location:

The building is situated in an attractive location in the center of Prague, with good accessibility by car and public transport – the Muzeum (line A, C) and Můstek (line A, B) metro stations and tram stops nearby. Within walking distance to Main Railway Station.

## Features and Services:

- 4 pipe air-conditioning
- Oak parquet floor
- Raised floors
- Underfloor trunking with floor-box connections
- Electrical cabling, light switches
- Light fittings on the ceilings
- Fully fitted toilets and kitchenettes
- Card access control system
- Openable windows

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



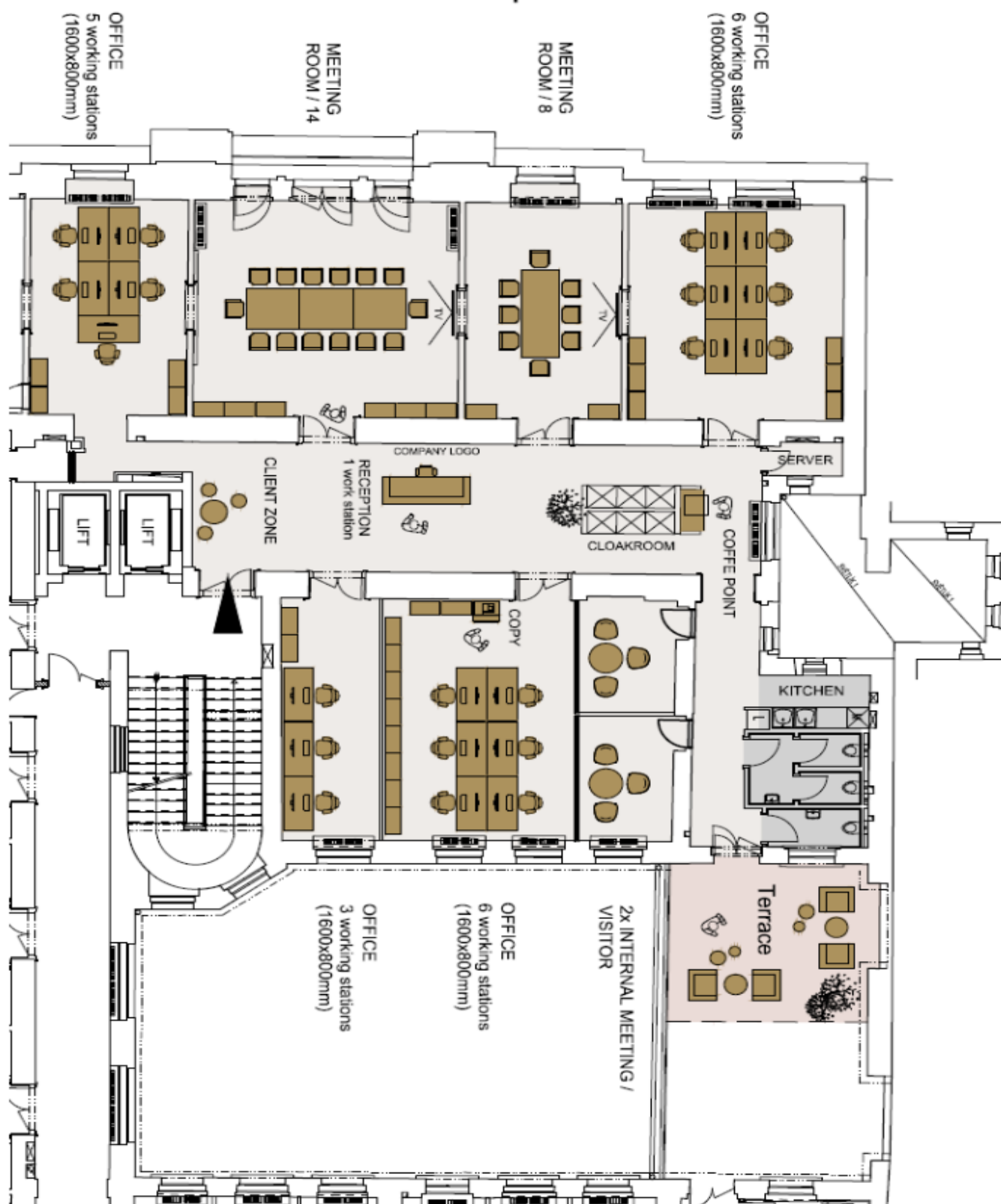


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### Wenceslas Square





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### Wenceslas Square

4th floor – 320 sqm

