



## Lease of a commercial space with terrace, 678 m<sup>2</sup>, Prague 1 - Nové Město



🏠 678 m<sup>2</sup> 📄 Jungmannova, Praha 1 🏠 492 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	<b>N7009</b>	Price	<b>492 CZK per m2 / month + services</b>
Address	<b>Jungmannova, Praha 1</b>	Type	<b>Bussiness Units</b>
Usable area	<b>678 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>ground floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>		

## About real estate

We offer for lease commercial space in Prague 1 in a modern class A office building with a total leasable area of 7,500 sqm. All floors of the building allow flexible and efficient space arrangement with equipped kitchens and sanitary facilities.

Each floor can either be divided into three units or used by a single tenant, allowing the creation of individual units ranging in size from 100 sqm to over 1,000 sqm. The building is located in the historic part of the city and respects the original structure but offers modern open spaces. The new rear of the building has large windows and spacious areas in an elegant glass façade. The offices on the upper floors offer breathtaking views of the city. In addition to its modern design, the project is LEED Platinum certified, which stands for resource conservation and environmental sustainability.

Tenants have access to 24-hour security and central reception, as well as smoke detectors, internet, internal blinds, air conditioning, fibre optics, operable windows and sprinklers. Access is by magnetic card.

Services: 200,- CZK/sqm/month.

Terrace: 1.5,- EUR/sqm/ month.

Parking: 219,- EUR/month.

For more information contact the broker.