



## Lucrative commercial space for rent, 618 m<sup>2</sup>, Nové Město - Prague 1



🏠 526 m<sup>2</sup> 📄 Hybernská, Praha 1 - Nové Město 📅 202 940 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Jan Hudec**

SENIOR INVESTMENT SPECIALIST

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Order number	<b>N6811</b>	Price	<b>202 940 CZK per month</b>
Address	<b>Hybernská, Praha 1 - Nové Město</b>	Type	<b>Bussiness Units</b>
Usable area	<b>526 m<sup>2</sup></b>	Parking	<b>No</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>ground floor</b>	Device	<b>No</b>
Lift	<b>No</b>	Date to move in	<b>2. 2. 2024</b>

## About real estate

We offer for rent spacious commercial premises at the prestigious address Hybernská 32, Prague 1, which extend from the 2nd underground floor to the 1st floor with a total leasable area of 642 m<sup>2</sup>. After agreement there is a possibility of extension by 2. The premises have undergone a complete renovation, such as the main wiring, a modern HVAC system (own circuit) and a security system. The space thus meets current standards and is ready for immediate commercial use.

The space is perfectly suited to operate as a showroom, gastro business, fitness and wellness center, or as a retail space. The interior is in Shell & Core form and can therefore be furnished and designed to suit the tenant's taste. The building is located in the heart of the Prague city centre, a short walk from Masaryk railway station and metro station B - Namesti Republiky. The premises are thus ideally located for business and investment.

The terms and conditions and the above rent may vary according to the length of the lease and other details (rent holidays, guarantees, fit-out allowances, etc.).

Please contact us for more information and to arrange a viewing.

Available immediately.