



🏠 320 m<sup>2</sup> 📄 Václavské náměstí, Praha 1 📄 21 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N7195</b>	Price	<b>21 EUR per m2 / month + services + VAT</b>
Address	<b>Václavské náměstí, Praha 1</b>	Type	<b>Offices</b>
Usable area	<b>320 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>3rd floor</b>	Device	<b>Partly</b>
Lift	<b>Yes</b>		

## About real estate

We offer for rent office space in a neo-baroque building from 1896, designed by the prominent Viennese architect B. Ohmann, located on the corner of Wenceslas Square and Jindřišská Street in the centre of Prague.

This building has six floors above ground, one underground floor and 22 parking spaces, offering a unique opportunity to lease prime office and retail space. The building is equipped with technology for management and operation, is fully air-conditioned. There is 24 hour security, a representative reception, card access control system, internet, air conditioning, opening windows and beautiful interiors with wooden parquet floors. The property is very accessible by public transport (metro line A, tram and bus stops). There is a possibility of parking in the building.

The units are a high-end office environment, making them an ideal choice for companies looking for prestigious and functional office space in the centre of Prague. There are all amenities nearby, restaurants, cafes, museums, theatres etc.

Rent (offices) 21 - 24 EUR/sqm/month

Fees 132,- EUR/sqm/month

Terraces 15 EUR/sqm/month

Winter garden 10 EUR/sqm/month

Parking 290 EUR/space/month