



## Rent of an office, 63 sqm, Prague 1 - New Town



🏠 110 m<sup>2</sup> 📄 Štěpánská, Praha 1 - Nové Město 📄 42 350 CZK per 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>N7147</b>	Price	<b>42 350 CZK per month + services</b>
Address	<b>Štěpánská, Praha 1 - Nové Město</b>	Type	<b>Offices</b>
Usable area	<b>110 m<sup>2</sup></b>	Parking	<b>1</b>
Built up area	<b>63 m<sup>2</sup></b>	Area of non-residential premises	<b>110 m<sup>2</sup></b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>3rd floor</b>	Garage	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>13. 9. 2024</b>

## About real estate

We offer for rent a renovated office unit with a size of 63 sqm, originally designed as a 2+1 flat. The unit is located in a house that was built in the 19th century in 1878.

The property is characterized by several original features such as high ceilings, wooden parquet floors, stucco decoration, all combined with the latest construction technologies, and equipment - elevator, satellite TV, cable TV, three operators providing telecommunications services. The house is situated 5 min walk from the Wenceslas Square.

Parking for the above premises is available, the price ranges from 2,700.00 to 4,700.00 CZK/mo + VAT. depending on the size of the car.