



🏠 662 m<sup>2</sup> 📄 Jungmannova, Praha 1 - Nové Město 📄 17 EUR 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>N7104</b>	Price	<b>17 EUR per m2 / month + VAT + fees</b>
Address	<b>Jungmannova, Praha 1 - Nové Město</b>	Type	<b>Offices</b>
Usable area	<b>662 m<sup>2</sup></b>	Parking	<b>Yes</b>
Office area	<b>662 m<sup>2</sup></b>	Area of non-residential premises	<b>369 m<sup>2</sup></b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Garage	<b>Yes</b>	Lift	<b>Yes</b>

## About real estate

We offer new office space right in the centre of Prague 1. These modern premises, located on the 2nd floor, offer all the comfort.

All spaces are fully air-conditioned, equipped with humidity control, fully opening windows, modern lighting, thermostat, 24-hour reception and a beautiful view of the green courtyard. Security is ensured by 24/7 professional security and thanks to fibre optic cable, fast and reliable internet connection is ensured. Tenant access to the building is efficiently controlled by magnetic cards, which increases security and facilitates access. For your convenience, a garage with 106 parking spaces is available.

The premises can be subdivided by arrangement with the owner. Thanks to its exceptional location, the property offers excellent transport links, being in close proximity to the metro stations Národní třída (line B) and Můstek (lines B and C). The surrounding area is rich in amenities, including a variety of shops, cozy restaurants and financial institutions.

We recommend a tour.

Energy Performance Class G is listed on a temporary basis to comply with statutory requirements, a certificate is commissioned.

Charges: 180,- CZK/sqm/month (including utilities)

Add-on factor 5,8%

Parking: 180 EUR/space/month