



🏠 200 m<sup>2</sup> 📄 Na příkopě, Praha 1 - Staré Město 💰 22 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>N7382</b>	Price	<b>22 EUR per m2 / month + fees</b>
Address	<b>Na příkopě, Praha 1 - Staré Město</b>	Type	<b>Offices</b>
Usable area	<b>200 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>2nd floor</b>
Lift	<b>Yes</b>	Date to move in	<b>1. 5. 2025</b>

## About real estate

We are offering office space for rent with an area of 200 m<sup>2</sup> in the heart of Prague at Na Příkopě 21, Prague 1. This modern building offers 17,000 m<sup>2</sup> of office space and 6,500 m<sup>2</sup> of retail space spread across two levels of an attractive shopping arcade. The building features three main entrances and a modern reception, providing a prestigious entry to the spacious and well-equipped areas. Add-on factor 11,4 %.

The office spaces meet the highest international standards, offering plenty of natural light and a high degree of flexibility, ensuring efficient space utilization according to the tenant's needs.

The building includes a shopping gallery connecting Na Příkopě Street with Ovocný trh, creating a natural passage between the Old Town and New Town. The ground floor features a luxurious arcade with shops of renowned brands and restaurants.

Excellent accessibility is ensured by the proximity of metro stations A (Můstek) and B (Náměstí Republiky), as well as tram stops. Easy access to the Prague ring road allows for convenient car access, with entry to the underground garages from Panská Street.

Service charges are 165 CZK/m<sup>2</sup>/month.