



🏠 252 m² 📄 Dlouhá, Praha 1 - Staré Město 💰 252 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	N7263	Price	252 000 CZK per month + fees CZK 29 000
Address	Dlouhá, Praha 1 - Staré Město	Type	Commercial
Usable area	252 m²	Parking	No
Energy performance of the building	E - Uneconomical	Floor	1st floor
Device	Yes	Lift	Yes
Date to move in	8. 1. 2025		

About real estate

We offer for rent a dental center with a total usable area of 252.4 sqm (including a terrace of 31.9 sqm) on the 1st floor of the Dlouhá Palace in the Old Town with windows facing Haštalská Street. The premises meet all current standards and regulations for operating this type of facility and are ready for immediate lease.

It is a very well built non-residential unit approved as a dental centre. The unit currently consists of three consulting rooms (16.9 sqm, 14.9 sqm, 16.6 sqm), an office (22.4 sqm - this room can serve as a fourth consulting room), a corridor (18.5 sqm), a waiting room (18.2 sqm), a reception area (20.4 sqm), toilets (1,6 sqm) and washrooms (3,3 sqm) for patients, corridor (5,5 sqm), laboratory (24 sqm), instrument room (10,5 sqm), storage room (3,5 sqm), X-ray room (5,7 sqm), sterilisation room (4,1sqm). There are also facilities for the staff, consisting of a day room (8,2 sqm), a female changing room (6,6 sqm) with a bathroom including a toilet (4,4 sqm), a male changing room (2,1 sqm) with a bathroom including a toilet (3,1 sqm) and the technical facilities of the unit, i.e. a storage room and server (7,7 sqm), a technical room (1,1 sqm) and a cleaning room (1,1 sqm). The unit is complemented by a terrace in the courtyard of the building, which is accessible at the reception and is used for relaxation in the summer months. Access to the non-residential unit is via two entrances. One is for patients and the other is for staff.

The dental center is equipped for patient dental treatment. In addition to the three dental chairs in each office, the lease also includes an x-ray machine, laboratory equipment, furniture, PCs, refrigerators in each office and more. A complete list of equipment will be submitted to serious rental applicants.

These non-residential spaces may be used by other specialties such as general medicine, dermatology, cardiology, gynecology, ENT and others. The number of surgeries could be up to five surgeries (including the current laboratory room).

The rent of the non-residential premises is CZK 252,000/month, the charges excluding electricity are CZK 28,937/month. Electricity will be paid by the tenant separately according to the consumption of the centre.

Due to the location of the property, transport accessibility is excellent. Within walking distance is the metro line station B - Náměstí Republiky, tram connections in Revoluční street and more. Parking is possible in the adjacent shopping center, in the reserved parking lot at the Ministry of Industry or in paid zones.

For more detailed information, please contact us.