



## Spacious office for rent, 258 sqm, Prague 1 - Nové Město



🏠 258 m<sup>2</sup> 📄 Na Poříčí, Praha 1 💰 379 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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|              |                           |                                    |  |
|--------------|---------------------------|------------------------------------|--|
| Order number | <b>N7029</b>              | Price                              | <b>379 CZK per m2 / month + services</b> |
| Address      | <b>Na Poříčí, Praha 1</b> | Type                               | <b>Offices</b>                           |
| Usable area  | <b>258 m<sup>2</sup></b>  | Parking                            | <b>No</b>                                |
| Low energy   | <b>No</b>                 | Energy performance of the building | <b>G - Extremely uneconomical</b>        |
| Floor        | <b>2nd floor</b>          | Device                             | <b>Partly</b>                            |
| Lift         | <b>Yes</b>                |                                    |  |

## About real estate

We offer for rent a commercial space in Prague 1 - Na Poříčí in a building designed by the famous Czech architect Josef Gočár, it is a listed building on the UNESCO list. In 2009, the project underwent a major renovation, which guaranteed high quality class A.

Tenants have 24-hour security service, security and central reception, smoke detectors, internet, internal blinds, air conditioning, fibre optics, opening windows and sprinklers. Access is by magnetic card.

In addition to office space, the building also offers commercial units on the ground floor, which houses a popular theatre and a Starbucks coffee shop. The building's façade features exterior vertical louvers and horizontal louvers to provide pleasant daylighting. The variation of space allows prospective tenants the choice of whether to lease the entire building, several floors or just a portion of a floor to fully suit their needs.

The building has its own parking spaces in underground garages. There are tram lines or subway lines within walking distance - the B and C lines.

Services: 175,- CZK/sqm/month.

For more information contact the broker.