



🏠 452 m<sup>2</sup> 📄 Václavské náměstí, Praha 1 📄 15 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>N7153</b>	Price	<b>15 EUR per m2 / month + services + VAT</b>
Address	<b>Václavské náměstí, Praha 1</b>	Type	<b>Offices</b>
Usable area	<b>452 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>5th floor</b>
Device	<b>Partly</b>	Lift	<b>Yes</b>

## About real estate

We offer for rent a unique office unit in an office building in the centre of Prague on Wenceslas Square, in class A standard with a combination of historical facade and modern interior.

The office space is accessible by a separate entrance directly from Wenceslas Square. The entire building is built to a high quality and has an attractive design and in 2012 successfully underwent extensive renovation resulting in first-class interiors. These include stucco ceilings and parquet floors in the historic part of the building, mineral ceilings in the courtyard-facing parts of the building, opening windows, air conditioning, reception, 24-hour security, card access and professional property management.

Within walking distance are the metro stations Můstek (lines A and B) and Muzeum (lines A and C). The benefit is great accessibility by car and all amenities in the area, including restaurants, shops, banks, hotels, etc.

Service charges: 150 CZK/sqm/month.

For more information, please contact the broker.