Luxent | Exclusive Properties

188 m² | Na příkopě, Praha 1 | 21 EUR per m2 / month

WITH THIS PROPERTY, YOU'LL BE ASSISTED BY


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| Order number | **N7066** | Price | **21 EUR per m2 / month + services 170,- CZK/sqm** |
| Address | **Na příkopě, Praha 1** | Type | **Offices** |
| Usable area | **188 m²** | Parking | **Yes** |
| Energy performance of the building | **G - Extremely uneconomical** | Floor | **4th floor** |
| Device | **Partly** | Lift | **Yes** |

## About real estate

We offer office space for rent in a modern mixed-use complex that combines historic and new buildings and offers more than 22,500 sqm of prime space for business, entertainment, work and living. Located in the most lucrative street in the centre of Prague - Na Příkopě.

There are many services nearby, including three restaurants offering a variety of cuisines, a café, hairdresser, pharmacy, shops, ATM and modern conference facilities. For athletes there is a bike room with shower and changing room. In addition, the building offers a modern cinema.

This property is equipped with 24-hour security service and smoke detectors to ensure safety. Internet access is available and the premises are air-conditioned. The floors are carpeted and fibre optic connectivity is provided. Security is further enhanced by security guards and opening windows add to the convenience. The complex offers parking and the premises have lowered ceilings. The building has 124 parking spaces and a beautiful garden where you can relax and unwind.

Offices 19 - 23 EUR/sqm/month.
Commercial space in the arcade 55 - 65 EUR/sqm/month.
Fees 170,- CZK/sqm/month.
Terraces 11 EUR/sqm/month.
Add-on factor 5%.
Parking 350 EUR/place/month.