



🏠 240 m<sup>2</sup> 📄 Hybernská, Praha 1 - Nové Město 💰 77 675 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

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Order number	<b>N7230</b>	Price	<b>77 675 CZK per month</b>
Address	<b>Hybernská, Praha 1 - Nové Město</b>	Type	<b>Offices</b>
Usable area	<b>240 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Device	<b>No</b>
Lift	<b>Yes</b>	Date to move in	<b>2. 2. 2024</b>

## About real estate

We offer for rent a commercial space - office at the prestigious address Hybernská 32, Prague 1. The space is located on the 2nd floor of the building (mezzanine) and has undergone a complete reconstruction such as the main wiring, modern HVAC system and security system. The space meets all current standards and is ready for immediate use.

The space can be used ideally as offices but is also suitable for commercial purposes, as a showroom etc. The interior is in the form of a "white wall" and can therefore be furnished and designed to suit the tenant's taste. The building is located in the heart of Prague's city centre, just a short walk from Masaryk Station and metro station B - Namesti Republiky, the premises are thus ideally positioned for business and investment.

The terms and conditions and the above rent may vary depending on the length of the lease and other details (rent holidays, guarantees, fit-out allowances, etc.).

Fees: 135 Kč/m<sup>2</sup>

For more information and to arrange a viewing, please contact us.

Available immediately.