



🏠 252 m<sup>2</sup> 📄 Dlouhá, Praha 1 - Staré Město 💰 252 000 CZK per month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Ing. Pavla Kalousová**  
SENIOR SALES SPECIALIST

pavla.kalousova@luxent.cz  
+420 770 186 186

Order number	<b>N7263</b>	Price	<b>252 000 CZK per month + fees CZK 29 000</b>
Address	<b>Dlouhá, Praha 1 - Staré Město</b>	Type	<b>Commercial</b>
Usable area	<b>252 m<sup>2</sup></b>	Parking	<b>No</b>
Energy performance of the building	<b>E - Uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>8. 1. 2025</b>		

## 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) located on the 1st floor of Palác Dlouhá in the Old Town, with the clinic's windows facing Haštalská Street. The premises meet all current standards and regulations for operating such a facility and are ready for immediate rental.

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 (4,1 sqm). There are also facilities for the staff, consisting of a day room (8,2 sqm), a female changing room (6,6 m<sup>2</sup>) 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 also features a terrace in the building's inner courtyard, accessible from the reception, which serves as a relaxation area during the summer months. Access to the unit is via two separate entrances: one for patients and another for staff.

The dental center is fully equipped for patient treatment. In addition to the three dental chairs in each treatment room, the rental includes a 3D X-ray machine, two smaller X-ray machines in the treatment rooms, a fully equipped laboratory, furniture, PCs, refrigerators in each treatment room, and more. A full list of the equipment will be provided to serious rental inquiries.

The number of treatment rooms can be expanded to five (including the current laboratory room).

The rent for the commercial premises is 252,000 CZK/month, with additional fees (excluding electricity) amounting to 28,937 CZK/month. Electricity will be paid by the tenant separately, based on the center's consumption.

Due to the location of the property, transportation access is excellent. The B line metro station - Náměstí Republiky, tram stops in Revoluční Street, and other transport options are within walking distance. Parking is available in the adjacent shopping center, in a designated parking lot near the Ministry of Industry, or in paid zones.

For further information, please do not hesitate to contact us.