



129 m² Krakovská, Praha 1 290 CZK 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	N7136	Price	290 CZK per m² / month + services + VAT
Address	Krakovská, Praha 1	Type	Offices
Usable area	129 m²	Parking	Yes
Energy performance of the building	G - Extremely uneconomical	Floor	4th floor
Device	Yes	Lift	Yes

About real estate

We offer for rent a commercial space of 129 sqm in an office building in the Prague 1 - Nové Město district. The building is located in a quiet street in the center of Prague and offers all the advantages of this urban location. The modular layout allows for flexible use of the rental space, which ranges from 100 to 600 sqm. There is also the possibility of renting a parking space. The building is under constant surveillance 24 hours a day.

The building offers a comfortable working environment with air-conditioning and blinds, opening windows, reception with security and spectacular views. The office space offers 100% flexibility and can be customized to suit the tenant's needs. Smoke detectors and sprinkler systems are installed for security. Fibre optic internet connection is also available. Carpeting and lowered ceilings are used in the offices. Terraces are used for relaxation and rest. The neighborhood offers a wide range of amenities nearby including banks, restaurants, shops and other services.

Transport links are excellent, with optimal connections to the main thoroughfare and public transport (tram Vodičkova, metro Muzeum).

Operating costs: 100,-CZK/sqm/month

Heating costs: 70,- CZK/sqm/month (deposit) + electricity according to consumption

Parking in the courtyard: 4.500,-CZK/month