



## Office for rent in the heart of Prague, 420 sqm, Prague 1 - Old Town



🏠 420 m<sup>2</sup> 📖 Na příkopě, Praha 1 - Staré Město 💰 568 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Anna-Mariia Liubun**

ASSISTANT

annamariia.liubun@luxent.cz

+420 770 189 189

Order number	<b>N6714</b>	Price	<b>568 CZK per m2 / month + services 170,- CZK/m<sup>2</sup></b>
Address	<b>Na příkopě, Praha 1 - Staré Město</b>	Type	<b>Offices</b>
Usable area	<b>420 m<sup>2</sup></b>	Parking	<b>Yes</b>
Low energy	<b>No</b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>3rd floor</b>	Device	<b>Yes</b>
Lift	<b>Yes</b>	Date to move in	<b>3. 6. 2024</b>

## About real estate

We offer you newly renovated and modern offices in the Schiller Palace, located in the city centre, in Na Příkopě street, above the Můstek metro station.

The sensitively renovated 420 sqm premises, which exude the historic atmosphere of the 19th century Schiller Palace, will impress you at first sight. The combination of historic and modern elements, including period columns and stucco, continues in the public areas, where you will find a unique reception area with an open space that extends to the top floor. There are also many glazed industrial elements that illuminate the interiors, and metal elements that bring a simple elegance to the imaginative division of the floors. Comfort is ensured by a 4-pipe cooling system with individual control and a double floor with floor boxes. The Schiller Palace has beautiful views and terraces.

The building has 24/7 reception, security and parking. Parking can be rented for an additional fee of 180,- EUR/month.

There are many hotels, shops and famous restaurants and cafes in the area. It is the commercial centre of the city with financial and administrative buildings. Schiller Palace is close to the Můstek metro station and Wenceslas Square.

Available from Q3 2024.