



420 m<sup>2</sup>
 Na příkopě, Praha 1 - Staré Město
 23 EUR per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

**Filip Sloupenský**

COMMERCIAL LEASE SPECIALIST

[filip.sloupensky@luxent.cz](mailto:filip.sloupensky@luxent.cz)

+420 771 229 229

Order number	<b>N6714</b>	Price	<b>23 EUR 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>
Energy performance of the building	<b>G - Extremely uneconomical</b>	Floor	<b>1st floor</b>
Device	<b>Yes</b>	Lift	<b>Yes</b>
Date to move in	<b>3. 6. 2024</b>		

## About real estate

We offer for rent newly renovated and modern offices in a historic building in the city center, Na Příkopě street, above the metro station Můstek.

The sensitively renovated 420 sqm space, which has a historical feel dating back to the 19th century, will impress you at first sight. The combination of historical and modern elements, including period columns and stucco, is also interwoven in the public areas, where you will find, among other things, a unique reception area with an open space reaching up to the top floor. There are also many glazed industrial elements that illuminate the interiors and metallic elements that bring a simple elegance to the imaginatively designed separation of the floors. Comfort is ensured by a 4-pipe cooling system with individual control and a double floor with floor boxes. The building has beautiful views and terraces.

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

The surrounding area offers a myriad of hotels, shops and renowned restaurants and cafes. It is the commercial centre of the city with financial and administrative buildings. The office building is in close proximity to Můstek metro station and Wenceslas Square.

For more information contact the broker.