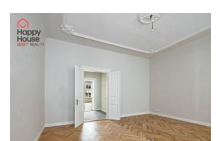
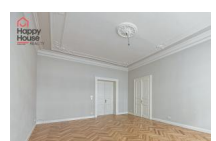
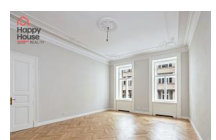


Rental of newly renovated office space (405sqm) on the 2nd floor of a commercial building, Prague 1 - New Town, Vodičkova Street.



**20,00 EUR/ month**

+ VAT + service charges CZK 150/sqm, deposit 3 months, final price dependent on fit-out contribution

layout :		size :	
city :	Praha	town quarter :	Prague 1
district :	Nové Město	street :	Vodičkova
number of rooms :		number of separate rooms :	
number of bathrooms :		number of separate toilets :	
number of toilets :		equipment :	
accessories :	elevator	other requirements :	
type of floor :		construction :	brick
type of parking :	None	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

Offices in Art Nouveau Residence Vodičkova 33 Professionalism | Historical Character | Modern Technology Newly renovated office units on the 2nd to 5th floors of the Art Nouveau building at Vodičkova 33 offer an ideal headquarters for your business in the heart of Prague. The building has a total of 3,500 sqm of representative space available. We are currently offering three almost identical floors, each with an area of 405 sqm, located on the 2nd, 3rd, and 4th floors. Clients can choose which of these three floors best suits their needs, and the interior will be adapted exactly to their requirements. Key Features Original Art Nouveau elements: high ceilings, stucco, refurbished terrazzo, and historic staircase Modern technical equipment: individual VRF air conditioning, heating, and air recovery Structured optical cabling and a server room on each floor Concealed access to technologies Each floor has its own restroom facilities and a kitchenette Option for complete fit-out according to the tenant's needs Location Vodičkova 33 is located just steps away from Wenceslas Square, close to banks, restaurants, and conference hotels. It is within walking distance of three metro lines, tram routes, and the main train station. Václav Havel Airport is 30 minutes by car. Rental Conditions Rent: 20 EUR/sqm/month + VAT Service charges: 150 CZK/sqm/month (utilities measured separately) Rent-free: 1 month of free rent every year Contract length: 5 years Available from: immediately Fit-out:

COMPLEX REAL ESTATE SERVICES

- RENTAL AND SALE OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
- SALE OF APARTMENT BUILDINGS AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •

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Contribution from the landlord negotiable

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COMPLEX REAL ESTATE SERVICES

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- RENTAL AND SALE OF APARTMENTS AND HOUSES IN PRAGUE, STŘEDOČESKÝ AND LIBERECKÝ REGION •
- SALE OF APARTMENT BUILDINGS AND DEVELOPMENT PROJECTS • LAND • COMMERCIAL PROPERTY •