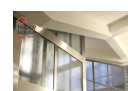


Rental of unfurnished office spaces (665,85sqm) on 4th floors of the Hybernská Center administrative building in the city center, Prague 1 - Nové Město, Hybernská street



400,00 CZK/ month

+ VAT + deposit for services CZK 120/sqm + VAT + electricity according to consumption + internet + garage parking from CZK 4,200 + VAT, 2 months deposit inc utilities

layout :		size :	
city :	Praha	town quarter :	Prague 1
district :	Nové Město	street :	Hybernská
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 :	garage	nearest public transport :	
infrastructure in the area :		PENB - Class :	G - Extremely wasteful

We offer for lease unfurnished office spaces with an area of 665.85 sqm on the 4th floor of the Hybernská Centrum brick administrative building with an elevator in the sought-after area of Prague 1, Nové Město. The spaces occupy the entire floor but can be divided into smaller units: front part ranging from 227.81 sqm to 350.94 sqm and rear part ranging from 314.91 sqm to 438.04 sqm. The spaces have their own kitchenette and shared restroom facilities, are equipped with ceiling air conditioning units, and are fully cabled. Floor covering according to tenant's wishes. The building has a reception and 24/7 security service. Central heating. Telephone (the building has its own telephone exchange, unlimited number of lines). Internet (fiber optic from Dial Telecom or another provider via rooftop antenna or ADSL/VDSL connection through the building's own exchange). Telephone and IT sockets are distributed throughout the floor as standard. Regular cleaning can either utilize the main provider (for a fee) or your own cleaning company. It is possible to rent garage spaces in the basement of the building (from 4,200 CZK/month + VAT) or storage spaces (11.81sqm) on the 1st underground floor (rent 200CZK/m2+VAT, service flat rate 250CZK/m2+VAT). The building is located near Masaryk Railway Station and thus also close

COMPLEX REAL ESTATE SERVICES

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to a tram stop and the B Náměstí Republiky metro station. All civic amenities in the vicinity. Utility fees are paid separately, electricity according to consumption. Security deposits are two months' rent including fees. Real estate commission is 1 month's rent + VAT. Office photos are illustrative.

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