**Happy House Rentals, s.r.o.**
Uruguayská 78/12, Praha 2, 12000
www.happyhouserentals.com
www.happyhouse-sprava.cz

Is the estate atractive for you?
Artur Frank
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frank@happyhouserentals.com

ID: 990933

# Representative, reconstructed office space (65 sqm) with facilities on the 2nd floor in the center, Prague 1 - New Town, Štěpánská street.





## 416,00 CZK/ month

+ utilities CZK 95/sqm + water + el + gas + net, deposit 2 rents

| | | | |
|---|---|---|---|
| layout : | | Celková užitná plocha : | |
| city : | Praha | town quarter : | Prague 1 |
| district : | Nové Město | street : | Štěpánská |
| 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 |

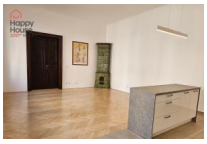








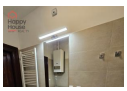


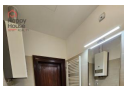












QUIET OFFICES WITH ALL WINDOWS FACING THE INTERIOR COURTYARD - Newly renovated – new kitchen + bathroom + toilet + floors. Photos are only illustrative, but the standard is the same. We offer to rent bright, prestigious office space with an area of ⊠65 sqm on the 2nd floor of a brick building in the sought-after area of Prague 1, New Town. The house, built in 1878, has been renovated and is characterized by a number of original historical features - high ceilings, wooden parquet floors, stucco decoration - combined with the most modern construction technologies and equipment - elevator, satellite reception, cable TV, three telecom service providers, the possibility of connecting to an optical cable. The premises are unfurnished and offer an entrance hall (3.58m2), a separate office (19.02sqm), an office with a new kitchenette (37.47sqm), and a bathroom (4.72sqm). The kitchenette includes cabinets, a refrigerator with a freezer, a ceramic hob, an electric and microwave oven, an gas condensing boiler and plumbing for a washing machine. The bathroom features a bathtub, toilet, washing machine, and gas boiler. The offices have floating floors, elsewhere there is ceramic tiling. A garage parking space in the building's basement is available for rent at a monthly rate of CZK 3,800–5,800 + VAT (depending on vehicle size; electric vehicles are not permitted); otherwise, street parking is available in resident zones. All civic amenities including culture are locally available. Close to

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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Wenceslas Square, Charles Square, and Čelakovského Gardens. A few minutes' walk to tram, bus, and metro stations A/B/C - I.P. Pavlova, Muzeum, or Charles Square. Utilities are paid separately, electricity, water, gas, and internet directly to suppliers. Security deposit is two months' rent. Real estate agency's commission is one month's rent + VAT. Also suitable for living.