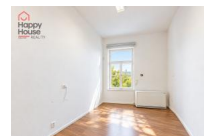
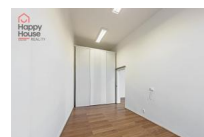
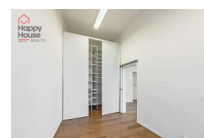
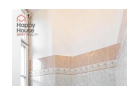


## Bright, unfurnished office space for rent (47 sqm) on the 2nd floor in the center, Prague 1 - New Town, Novomlýnská Street



**15 500,00 CZK/ month**

+ utilities CZK 7.068 Incl parking space, cleaning of the main hallway, snow removal, premises insurance, water, heating, and waste removal; 2-month security deposit.

|                              |                 |                              |                        |
|------------------------------|-----------------|------------------------------|------------------------|
| layout :                     |                 | Celková užitná plocha :      |                        |
| city :                       | Praha           | town quarter :               | Prague 1               |
| district :                   | Nové Město      | street :                     | Novomlýnská            |
| number of rooms :            | 2               | number of separate rooms :   |                        |
| number of bathrooms :        |                 | number of separate toilets : |                        |
| number of toilets :          |                 | equipment :                  |                        |
| accessories :                |                 | other requirements :         |                        |
| type of floor :              |                 | construction :               | brick                  |
| type of parking :            | outdoor private | nearest public transport :   |                        |
| infrastructure in the area : |                 | PENB - Class :               | G - Extremely wasteful |

We offer for rent a bright commercial space on Novomlýnská Street in Prague 1, New Town, just steps from Ludvík Svoboda Embankment and Revoluční Street, suitable for office purposes. It consists of two unfurnished connecting rooms with a toilet and a kitchenette, totaling 47 sqm, located on the 2nd floor of a renovated historic brick building without an elevator. The space features laminate floating floors, storage heaters, internet, phone, and includes one parking space in the inner block. Beautiful view of the river and the Novomlýnská water tower. All amenities are available on-site - plenty of shops, services, restaurants, Palladium Shopping Center, and Kotva Department Store. Close to Dlouhá třída tram station, Truhlářská bus stops, and Náměstí republiky metro station B. Utility fees are fixed and payable separately, covering one parking space, cleaning of the main hallway, snow removal, insurance of the premises, water, heating, and waste removal. A security deposit of two months' rent is required. Real estate agent's commission is one month's rent plus VAT.

### 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 •