



# Prague 1, representative office space 252.6m2 for rent, Jindřišská Street

Jindřišská 16, Praha, Hlavní město Praha

**4 042,00 € / m<sup>2</sup>/měsíc**

We offer representative office space for rent in an attractive location near Wenceslas Square, on the corner of Jindřišská and Politických vězňů streets. This first-class office building with a unique design and a breathtaking vertical garden wall is located in a premium business location, close to Prague Central Station and easily accessible by all three metro lines and several tram lines. These are two unfurnished offices with a total area of 252.6 m2 located on the second floor of a luxurious administrative building with stylish elevators and a representative historic staircase. The historic and new parts of the building are connected and surrounded by an elegant atrium with a vertical garden planted with more than 5,000 live plants that ensure 100% clean air for a comfortable and healthy working climate. The building received the LEED Gold certificate. The certification evaluates the impact on the surroundings, water and energy consumption, materials used, quality of the indoor environment and user qualities necessary for effective work. Possibility of parking directly in the building €219/month + 700CZK/space + VAT or on the street in the blue zone. There are currently other office spaces available in the building with an area of: 155 m2, 219 m2, 290 m2 and 312 m2. The premises are immediately available for rent.

## PRICE

Price Nájmu	4 042,00 € / m <sup>2</sup> /měsíc
Note	+ utilities + VAT
Commission	+ Commissions real estate

## LOCATION

District	Prague
Prague district	Prague 1
Part of city	Nové Město
Street	Jindřišská
House number	937 / 16

## INFORMATION ABOUT THE PROPERTY

Contract type	Lease
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**Aleš Vládar**

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<https://homesweethome.cz/en/real-estate/75914/>

Order number	75914
Date	15.01.2024
Available from	15.01.2024
Object kind	Brick
Equipped	No
Usable area m <sup>2</sup>	252.6
Number of parking places	1
Building	Other
Date of moving in	15.01.2024
Number of building floors	6
Number of floor in building	2

## NOTE AREA

Type	Commercial space
Type of house	Storey
Type of areas	Offices
Condition area	Very good

## ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	B - Very economical
Energy Performance Certificate drawn up in accordance with	264/2020 Sb.