



Prague 7, exclusive retail space 242 square meters for rent, Bubenska street, Holesovice

Bubenská 1, Praha, Hlavní město Praha

600 CZK / m²/měsíc

New retail space for rent with a total area of 242 square meters located on the 1st floor of an office building in Bubenská Street, Prague 7. It is a rough construction. Building B1 rises on the left bank of the Vltava River and the foot of the Hlávek Bridge, which crosses the island of Štvanice. It is located directly at the Vltavská metro and tram station and in the immediate vicinity of another tram stop, Strossmayerovo náměstí. The busiest Prague artery in Prague - the north-south highway - also begins and ends at Bubenská. The advantages of the building are its excellent visibility, location near the city center and excellent transport accessibility by car and public transport. There are several parking spaces available for a fee. Administrative project B1 is divided between modern offices, business units, cultural center space. Technical possibilities: access by magnetic cards, cooling by means of two-pipe fan coil units with the possibility of self-regulation, heating by parapet radiators, own bathroom, CCTV, EPS, plasterboard ceiling with suspended lighting or ceilings with approved technology distribution, sprinklers according to default layouts, raised floors , floor boxes (1 box / 20 m2, 2 +2), the possibility of connecting to an optical cable, clear height of space 3.00m, modern elevator, central reception with 24-hour security, the possibility of connecting a backup diesel source, warehouses, barrier-free access to the building. This is a visualization only. Possibility to rent business units or office space with an area of up to 1650 square meters. Immediately available for rent.

PRICE

Price lease	600 CZK / m²/měsíc
Note	+ services 155CZK/sqm + media + VAT
Commission	+ Commissions real estate

LOCATION

District	Prague
Prague district	Prague 7
Part of city	Holešovice
Street	Bubenská
House number	1477 / 1

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INFORMATION ABOUT THE PROPERTY

Contract type	Lease
Order number	79028
Date	02.09.2026
Available from	24.04.2026
Object kind	Brick
Equipped	No
Usable area m^2	242
Number of parking places	2
Other	Elevator
Year of construction	2020
Date of moving in	24.04.2026
Number of building floors	5
Number of floor in building	1

ENERGY PERFORMANCE CERTIFICATE

Energy efficiency class	C - Economy
Energy Performance Certificate drawn up in accordance with	148/2007 Sb.

NOTE OF SPACE

Type	Commercial
Type of house	Multi-story
Type of areas	Commercial
Condition of space	Very good

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