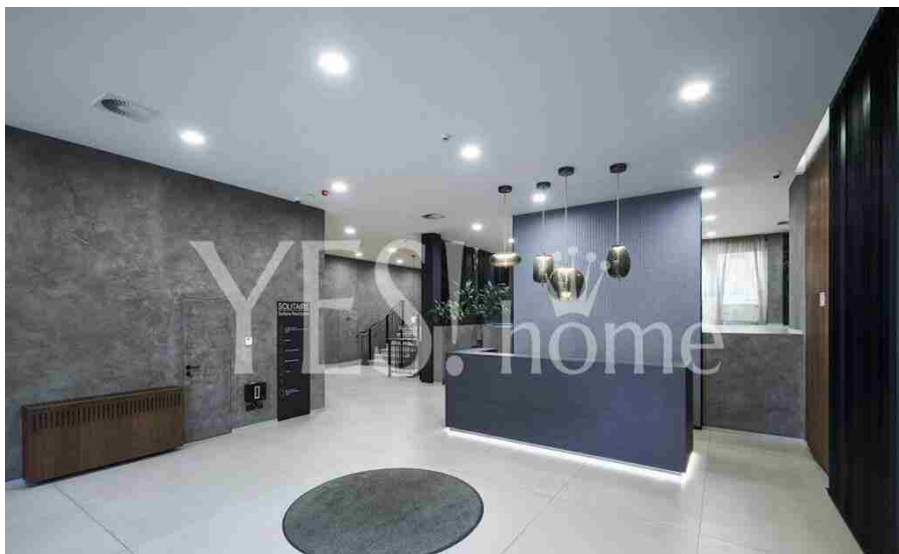


**Unfurnished, office space with terrace, 172 sqm Klimentská, Praha 1 - Nové Město**



**ID:** 000875  
**Property type:** Commercial space  
**Property subtype:** Office space  
**Location:** Klimentská, Praha 1  
**Area:** 172 sqm  
**Floor:** Ground floor  
**Elevator:** No  
**Parking:** Garage  
**Terrace:** Yes - 40 sqm  
**PENB:** G  
**Available immediately:** Yes  
**Price:** 42 350 CZK / month.  
**Price comment:** Bills 24 371,66 CZK + VAT  
 (advance payment for  
 utilities 140 CZK /sqm).  
 Refundable deposit 2  
 monthly rents. REA  
 commission 1 month's rent,  
 no VAT.



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Unfurnished, fully air-conditioned, office space with private terrace, 172 sqm (office 132 sqm, terrace 40 sqm), ground floor with elevator of representative, modern, office building with reception and security service 24/7, magnetic card access, high-speed internet with fibre optic connection and parking, at prestigious address in quiet part of the centre, Klimentská street, Praha 1 - Nové Město. Each floor has common equipped kitchen, bathroom with shower, toilets, quiet terraces facing the courtyard of selected units. The floors are carpeted, laminate floors and tiles. Possibility to choose other size options of offices according to the current offer. Next the building tram. st. Revoluční, metro st. Náměstí Republiky, line B. Up to 4 parking spaces are available for extra fee 6 000 CZK + VAT/1 space/month. Rent 1 740,83 EUR + VAT (1 322,50 EUR + VAT (10 EUR/sqm) + 418,33 EUR + VAT (add-on). Bills 24 371,66 CZK + VAT (advance payment for utilities 140 CZK/sqm). Deposit 2 monthly rentals. Available immediately.

