

Unfurnished, office space with terrace to rent, 406 sqm, Spálená, Praha 1 - Nové Město



ID: 000896
Property type: Commercial space
Property subtype: Office space
Location: Spálená, Praha 1
Area: 406 sqm
Floor: 3rd floor
Elevator: Yes
Parking: Garage
Furnished: Unfurnished
PENB: E
Available from: 01.04.2026
Price: 168 000 CZK / month.
Price comment: Rent 17 EUR/sqm + VAT.
 Bills 200 CZK/sqm + VAT.
 Refundable deposit 3 monthly rent + bills + VAT.



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NO COMMISSION. Prestigious, fully air-conditioned, unfurnished office space with terrace, 406 m², 3rd floor with 2 elevators of impressive Neo-Baroque building from 1907-1909 with Art Nouveau elements designed by architect Osvald Polívka, central reception and security service 24/7, underground parking in Vladislavova street and spacious atrium connecting the complex of Neo-Renaissance office buildings of the Campus Spálená-Vladislavova, Spálená street, Praha 1 - Nové Město. The space is located in part of the building with entrance from the courtyard without central reception. The space offers large entrance hall suitable for reception area, several separate bright and spacious offices, fully equipped kitchen, toilets and private terrace in the courtyard. Air conditioning in every room, fiber optic cable, high-speed internet. High ceilings, decorative rosettes and stucco on the ceilings, original refurbished large windows and doors, blinds, heating/cooling, high-quality wooden parquet floors. Near metro st. Národní třída, line B, or tram. st. Národní třída. Parking in Vladislavova str. for extra fee 6 500 CZK + VAT. Rent EUR 17/m²/month (approx. 168 000 CZK) + VAT. Bills 200 CZK/m²/month (approx. 81 200 CZK) + VAT (service charges include heat, water, hot water, and electricity in common areas, cleaning, lighting, heating/cooling of common areas, building management and maintenance, building insurance). Refundable deposit 3 monthly rents + bills + VAT. Payment in CZK/EUR possible. Prestigious address for your business. Subletting possible with the landlord's consent. Rental period 5 years + 3-year option. For registered VAT payers only. Available from 1.4. 2026, or earlier by agreement.

