

Unfurnished, office space to rent, 538 sqm, Spálená, Praha 1 - Nové Město



ID: 000904
Property type: Commercial space
Property subtype: Office space
Location: Spálená, Praha 1
Area: 538 sqm
Floor: 1st floor
Elevator: Yes
Parking: Garage
Furnished: Unfurnished
PENB: E
Available from: 01.09.2026
Price: 221 000 CZK / month.
Price comment: Rent 17 EUR/sqm + VAT.
 Bills 130 CZK/sqm + VAT.
 Refundable deposit 3
 monthly rent + bills + VAT.



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NO COMMISSION. Prestigious, fully air-conditioned, unfurnished office space, 538 m², 1st 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 faces Spálená street. The space offers large entrance hall suitable for reception area, 8 separate bright and spacious offices, 2 fully equipped kitchens and toilets. 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. Possibility to rent 5 or more parking spaces. Rent is EUR 17/m²/month, i.e. 221 000 CZK + VAT. Bills 130 CZK/m²/month, i.e. 70 000 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) + energy. Refundable deposit 3 monthly rents incl. bills. Minimum rental period 3 years. Exclusively for registered VAT payers. Available from 1.9. 2026. Prestigious address for your business. I recommended!

