

## Unfurnished office space with balcony to rent, 190 m2, Lazarská, Praha 1 - Nové Město



<b>ID:</b>	<b>000910</b>
<b>Property type:</b>	Commercial space
<b>Property subtype:</b>	Office space
<b>Location:</b>	Lazarská, Praha 1
<b>Area:</b>	190 sqm
<b>Floor:</b>	Ground floor
<b>Elevator:</b>	Yes
<b>Parking:</b>	Garage
<b>Balcony:</b>	Yes
<b>Furnished:</b>	Unfurnished
<b>PENB:</b>	G
<b>Available immediately:</b>	Yes
<b>Price:</b>	<b>84 400 CZK / month.</b>
<b>Price comment:</b>	<b>Bills 10 000 CZK/month. + VAT + energy. Deposit 3 monthly rents.</b>



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Completely new renovated, modern, fully air-conditioned, very bright, pleasantly quiet, unfurnished office space, 189,50 sqm, 1st floor of very representative Art Nouveau building with reception, security services 24/7 and parking on the border of Praha 1 and Praha 2, near Václavské náměstí and Karlovo náměstí, Lazarská street, Praha 1 – Nové Město. The space offers spacious entrance hall with reception area and entrance to balcony facing the inner courtyard, spacious conference room, 5 separate, comfortable offices divided by glass partitions facing the quiet, cul-de-sac Omladinářů street, 2 toilets, utility room with new gas boiler (heating, hot water), separate, fully equipped kitchen (glass-ceramic cooktop, microwave oven, dishwasher, refrigerator) and storage room. Pre-wiring for air conditioning (if leased for 5 years, the landlord will cover the cost of the air conditioning unit), pre-wiring for lighting in individual offices, designer black radiators, large refurbished double-glazed windows providing ample natural light, vinyl flooring, carpets and tiles, fiber optic cable. The space was designed by an architectural studio and has modern, airy and comfortable feel. Next the house tram.st. Lazarská or metro st. Národní třída, line B or metro st. Můstek, line A,B. Bills 10 000 CZK/month + VAT + energy will be transferred to the tenant (electricity, gas). Parking (stacking garage) for extra fee 5 000 CZK/space/month + VAT. Two parking spaces available. Refundable deposit 3 monthly rents. Quarterly rent payments preferred. Minimum rental period 3 years. The perfect address for your business. Option to register your company's headquarters here. Available from 1.7.2026. I highly recommend!

