

**Unfurnished, office space to rent, 361 sqm, Spálená, Praha 1 - Nové Město**



**ID:** 000922  
**Property type:** Commercial space  
**Property subtype:** Office space  
**Location:** Spálená, Praha 1  
**Area:** 361 sqm  
**Floor:** 1st floor  
**Elevator:** Yes  
**Parking:** Garage  
**Furnished:** Unfurnished  
**PENB:** E  
**Available from:** 01.11.2026  
**Price:** 148 732 CZK / month.  
**Price comment:** Bills 130 CZK/sqm + VAT.  
 Refundable deposit 3 monthly rent + bills + VAT.



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NO COMMISSION. Highly prestigious, fully air-conditioned, newly renovated, unfurnished office space in unique Art Deco style, 538 sqm (offices with facilities 361 sqm + entrance hall 176 sqm), entire 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, toilets and bathroom with shower corner. 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. The space will be handed over renovated (complete refurbishment of parquet floors, white painting, replacement of lighting, etc.). 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. Offices with facilities 361 sqm (rent 412 CZK/sqm) + entrance hall 176 sqm (rent 220 CZK/sqm). Bills 130 CZK/m<sup>2</sup> + 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 1.11. 2026. Viewings immediately. Prestigious address for your business. I recommended!

