## Unfurnished, office space to rent, 38 sqm, Spálená, Praha 1 - Nové Město

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| **ID:** | **000942** |
| **Property type:** | Commercial space |
| **Property subtype:** | Office space |
| **Location:** | Spálená, Praha 1 |
| **Area:** | 38 sqm |
| **Floor:** | 1st floor |
| **Elevator:** | Yes |
| **Parking:** | Garage |
| **Furnished:** | Unfurnished |
| **PENB:** | E |
| **Available from:** | 01.11.2026 |
| **Price:** | **22 600 CZK / month.** |
| **Price comment:** | **Bills 7 500 CZK. Refundble deposit 3 monthly rent + bills + VAT. REA commission 1 month´s rent, no VAT.** |

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Highly prestigious, fully air-conditioned, new renovated, unfurnished office space in unique Art Deco style, 37,51 sqm, 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. Shared large entrance hall, 2 fully equipped kitchens, toilets and bathroom with shower corner. Air conditioning (fan-coil) 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. Bills 7 500 CZK. Refundable deposit 3 monthly rents incl. bills. Minimum rental period 3 years. Exclusively for registered VAT payers. Available from 1.11. 2026. Prestigious address for your business. I recommended!