Unfurnished, office space to rent, 81 sqm, Spálená, Praha 1 - Nové Město

ID:	**000956**
Property type:	Commercial space
Property subtype:	Office space
Location:	Spálená, Praha 1
Area:	81 sqm
Floor:	1st floor
Elevator:	Yes
Parking:	Garage
Furnished:	Unfurnished
PENB:	E
Available from:	01.11.2026
Price:	**49 000 CZK / month.**
Price comment:	**Bills 16 200 CZK/month. + VAT. Plus electricity in the unit. Refundable deposit 3 monthly rent + bills + VAT.**

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Highly prestigious, fully air-conditioned, new renovated, unfurnished office space in unique Art Deco style, 61,38 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. The space offers 3 offices, total area 81,06 sqm (37,51 sqm + 23,87 sqm + 19,68 sqm). 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 16 200 CZK/month. + VAT. Plus electricity in the unit. 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!