



## Office space

Prague 1, Nové Město, Soukenická

**Sold**





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Available area	100 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	G
Reference number	40405

This office space with a total area of 100 sq. m., all facing a quiet courtyard, takes up the entire 2nd floor of a historic building with an elevator. Located in New Town's Petřská district, right next to a tram stop and a few steps from the Náměstí Republiky metro station.

The original apartment (housing unit) has been adapted for corporate purposes and its approval was changed accordingly (non-residential unit). The current layout consists of **4 separate offices**, a large meeting room, an archive, a kitchen, 2 toilets, and a **bathroom with a massage shower**.

Facilities include a **security system** with an alarm, **PC network**, gas boiler, wooden windows, and wooden doors. The building was completely renovated in 2015. The offer includes a study by a **renowned architect** to transform the space into a modern apartment.

Complete services are in the immediate vicinity—offices, banks, restaurants, shops. The place is **perfectly accessible** by subway, tram, or bus, and the Masaryk Railway Station is within walking distance. There is a **bike path** around the building. You can park in the **underground garages** of the Palladium or Kotva shopping centers. **Lanova Park** with a children's playground, the Vltava embankment, and Štvanice Island with many sports grounds are all close-by. By walking across the bridge you can get to **Letenské Sady Park**.

Total area 100.27 m<sup>2</sup>.

In addition to regular property viewings, we also offer real-time video viewings via WhatsApp, FaceTime, Messenger, Skype, and other apps.



