



🏠 156 m² 📖 Václavské náměstí, Praha 1 - Nové Město 💰 462 CZK per m2 / month



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Filip Sloupenský

COMMERCIAL LEASE SPECIALIST

filip.sloupensky@luxent.cz

+420 771 229 229

Order number	N7870	Price	462 CZK per m2 / month + services
Address	Václavské náměstí, Praha 1 - Nové Město	Type	Offices
Usable area	156 m²	Parking	No
Energy performance of the building	G - Extremely uneconomical	Floor	3rd floor
Device	Partly	Lift	Yes
Date to move in	30. 1. 2026		

About real estate

We offer for rent completely and luxuriously renovated offices with an area of 156 m² located at Václavské náměstí 53, situated at a prestigious address in Prague 1 - Nové Město.

These premises stand out for their brightness and airiness, while retaining the specific aesthetic attributes of residential units, creating a very pleasant and representative working environment. Each floor of the building forms a separate, enclosed unit, guaranteeing maximum privacy for tenants. The windows of all offices face a quiet courtyard, which provides an undisturbed backdrop for work in the very center of the metropolis.

Technical equipment and comfort are of the highest standard. The units have undergone a complete modernization, which included refurbishment of the original windows and doors, installation of window blinds, and installation of air conditioning in every room. Heating is provided by a separate gas boiler for each floor. A fully equipped kitchenette and private bathroom facilities are a matter of course. The entrance to the building leads through the courtyard directly to the elevator or staircase, and tenants can make full use of the services of the central reception located in the first building of the complex. To increase comfort, the parking stacker in the courtyard is currently being renovated, where parking spaces will be available for rent.

The location boasts unrivaled transport accessibility: the Muzeum metro station (lines A and C) is located directly in front of the building, and the Main Railway Station and tram connections are within walking distance. Car transport is facilitated by a direct connection to the arterial road and motorway network.

Administrative services are set up transparently – energy and services are provided by the landlord in the form of advance payments settled according to secondary metering, while the operation of the reception and cleaning of common areas are paid for on a flat-rate basis.

This offer is an ideal choice for entities looking for a quiet, technically advanced, and strategically located headquarters in the center of Prague.

Additional identical offices are available. The total area of the offices is 468 m² and they can be rented as a whole.