



🏠 150 m<sup>2</sup> 📖 Štěpánská, Praha 1 - Nové Město 📅 Leased



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

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Order number	<b>N5538</b>	Price	<b>Leased</b>
Address	<b>Štěpánská, Praha 1 - Nové Město</b>	Type	<b>Offices</b>
Usable area	<b>150 m<sup>2</sup></b>	Parking	<b>Yes</b>
Offer status	<b>Leased</b>	Built up area	<b>150 m<sup>2</sup></b>
Area of non-residential premises	<b>150 m<sup>2</sup></b>	Energy performance of the building	<b>G - Extremely uneconomical</b>
Floor	<b>1st floor</b>	Device	<b>No</b>

## About real estate

We offer for rent a representative and renovated office 4+1 with a usable size of 150 sqm in a popular location in Prague 1. Unfurnished space can be used as an office or apartment and is situated on the 1st floor of a historic apartment building with an elevator. There is a small shared garden in the courtyard.

Layouts include a spacious entrance hall, pantry, four rooms, fully equipped kitchen with dining area (gas stove, convection oven, dishwasher, hood, refrigerator with freezer), bathroom with tub and toilet. Another toilet is separate.

A partial renovation is taking place during May 2020.

Quality parquet floor and tiles, own boiler, thermostat, security door, cable connection, UPC internet. There is also a washing machine. Historic house from the 19th century with many original features.

Location with all amenities, many shops, restaurants and cafes. Great transport accessibility, about 5 minutes walk from Wenceslas Square.

Utilities 750 CZK / month / person. Electricity and gas are transferred to the tenant.

Available from June.

Energy performance class G is listed only temporarily to meet legal requirements, the certificate is submitted for elaboration.