



**416 CZK/m2/per month**

+ service charges 95CZK/sqm + electricity, water and gas

**Office space for rent: Praha 1- Nové Město, Štěpánská**  
 Štěpánská, Praha 1

registration number	<b>008052</b>
type of contract	<b>rent</b>
area	<b>110 sqm</b>
parking	<b>outdoor parking</b>
available from	<b>01.08.2023</b>

property type	<b>commercial</b>
property subtype	<b>office space</b>
floor	<b>4th floor</b>
PENB energy label	<b>G</b>

We offer newly refurbished office space for rent on the 4th floor of a renovated apartment building from the 19th century with an elevator in Štěpánská Street in Prague 1 - New Town. The total area of 110 sqm of the unfurnished space offers an entrance hall, 3 offices, a kitchen, a bathroom and a separate toilet. There are new wooden parquet floors in the office. The house is located in a busy and highly sought-after locality of Prague 1, about a 5-minute walk from Wenceslas Square, there are all civic amenities and excellent transport accessibility by car and public transport. The subway stations Muzeum, I.P. Pavlova, Karlovo náměstí and Můstek are just a few minutes from the house, as well as the entrance to the Prague ring road. There are countless restaurants, cafes, department stores and other services, all within walking distance. Possibility of parking in the garage for an extra fee.