



# Office space

Bratislava II, Ružinov

€ 11.70 - 13.90 / m<sup>2</sup> | CZK 295 - 349 / m<sup>2</sup>



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Service price	100 EUR monthly
Available area	47 m <sup>2</sup>
Cellar	-
Parking	75 - 75 EUR
Reference number	105619

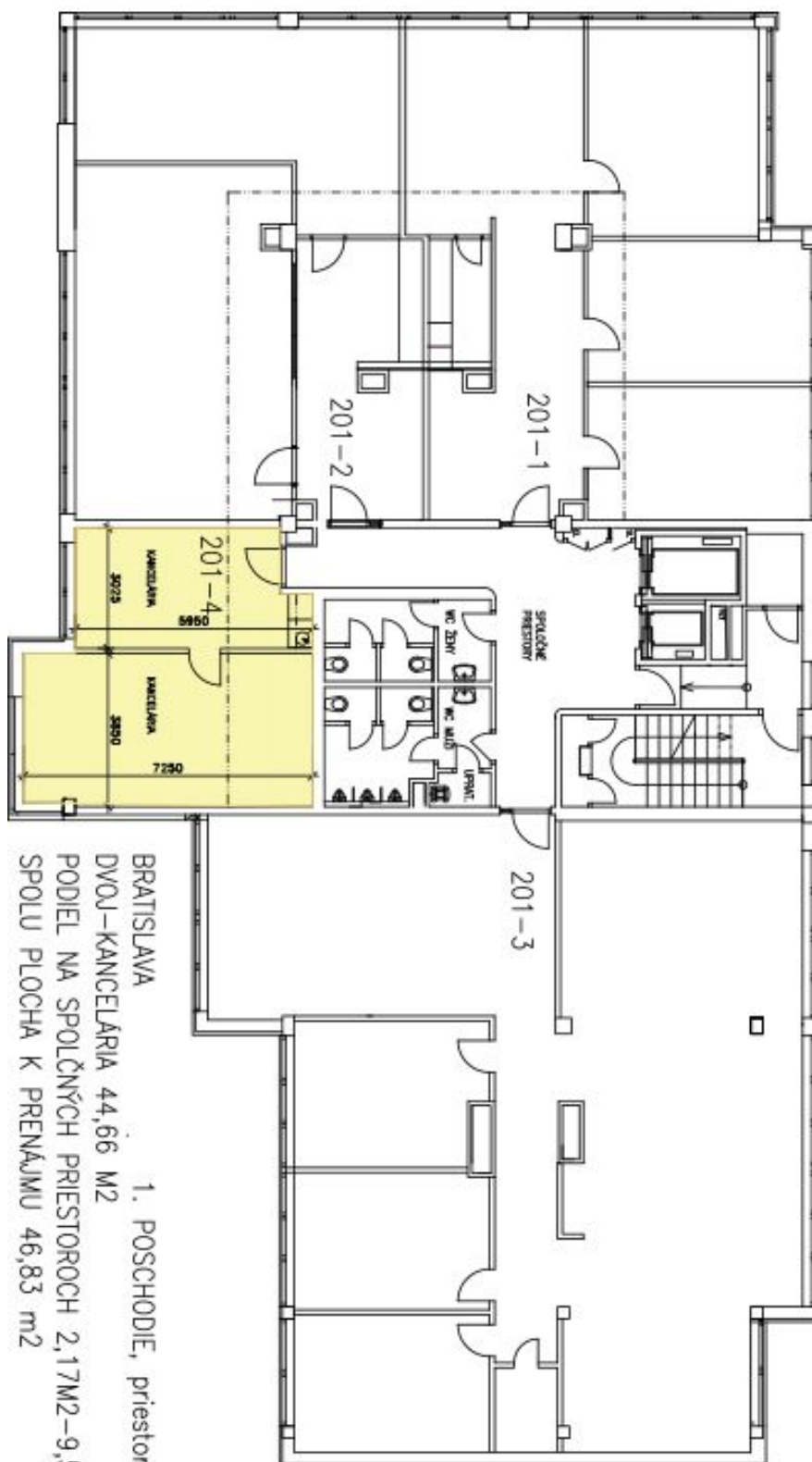
**Air-conditioned office space in a modern multifunctional building with parking and an elevator. The premises are located in the attractive location of Ružinova, sought after mainly for its good infrastructure and accessibility.**

The office space consists of two separate rooms, a kitchenette with a refrigerator and a microwave oven, and a shared bathroom.

The equipment includes air conditioning, PC cabling, low-current wiring, and an electronic doorman. The building has 2 personal elevators and has wheelchair access. Entry to the building via an electronic chip. The office has one reserved parking space directly in front of the building.

The popular Štrkovec lake, OC Retro and Nivy center are not far from the building. The location provides the possibility of a quick connection to the highway bypass, there is a public transport stop nearby, or the main Nivy bus station.

Office rent €549, energy €100, parking space €75



BRATISLAVA 1. POSCHODIE, priestor č. 201-4  
 DVOU-KANCELÁRIA 44,66 M<sup>2</sup>  
 PODIEL NA SPOLČNÝCH PRIESTOROCH 2,17M<sup>2</sup>-9,53%  
 SPOLU PLOCHA K PRENÁJMU 46,83 m<sup>2</sup>