



**Retail space**

Bratislava V, Petržalka, Einsteinova

€ 22.00 / m² | CZK 555 / m²

Service price	4 EUR monthly per m ²
Available area	40 m ²
Parking	EUR 150 / ps / month
PENB	A
Reference number	106376

Commercial space for rent in shell & core condition with the possibility of customization to your own needs is located in a new multifunctional building with a great location and visibility in the center of Bratislava and excellent transport accessibility. The building has above-standard ecological parameters - as the first building in Slovakia has LEED Platinum certification.

The commercial premises for rent are part of a complex with 7 floors, with a typical floor area of 2,700 m² on average.

Amenities and services:

- LEED Platinum certified energy efficient building
- clear height of the premises - **3.5 m**
- external blinds and shading
- rooftop garden (320 m²) with city views
- opening windows with 3-panes insulation and excellent acoustics
- double floors, low-volatile carpets
- CAT 6A structured cabling
- chilled beams
- mineral slat ceiling
- FULL LED lighting
- Ventilation via CO2 monitoring
- heating by floor convectors at the facade
- 75 bike racks, showers and ventilated lockers
- electric vehicle chargers
- use of rainwater for irrigation
- intelligent building management system (BMS)
- security cameras (closed circuit television - CCTV)
- CO detection in garages and selected areas of the building

Location

Exceptionally accessible Bratislava location close to Janka Kráľa Garden, Aupark and Old Town. It has an architecturally interestingly designed footbridge along with an integrated public transport stop and a new exterior elevator. Seamless access to the airport in Bratislava and Vienna.

Available immediately.

Rents and fees are quoted excluding VAT. Tenant does not pay commission.

