



## Office space

€ 10.00 - 11.50 / m<sup>2</sup> | CZK 250 - 287 / m<sup>2</sup>

Bratislava V, Petržalka, Ševčenkova





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Available area	790 m <sup>2</sup>
Cellar	-
Parking	70 - 70 EUR
PENB	A
Reference number	106592

The office building offers for rent modern flexible space in a high quality standard with excellent transport accessibility and visibility of the building. There is a garage, canteen, cafe with terrace, communal meeting room, nearby shops or restaurants.

### Location:

The location of the building allows easy access to expressways and motorway bypasses in all directions. Excellent transport accessibility is also to the center of Bratislava. The bus stop is located 3 minutes walk from the building. The Bratislava-Petržalka railway station is within walking distance.

### Facilities and services:

- Flexibly designed office space provides an efficient layout for all types of business and work activities
- Barrier-free access to the building and **24/7 security service**
- Access to office space via proximity card
- Both **air conditioning** and heating (HVAC) plus operable windows
- Electronic fire alarm system (EPS) throughout the building
- Evacuation Radio (ER) throughout the building
- CCTV system
- Electronic security
- Three lifts, two staircases
- Raised carpeted floors
- Lowered ceilings with built-in lighting
- Clear height of the premises 3 m
- Representative entrance area with **reception**
- Shared meeting room
- Visitor parking
- Technical maintenance, cleaning and janitorial service
- CO detection in garages

