

**Retail space**

Bratislava III, New Town, Vajnorská

€ 17.00 / m² | CZK 426 / m²

Available area	649 m ²
Parking	Yes
PENB	G
Reference number	107313

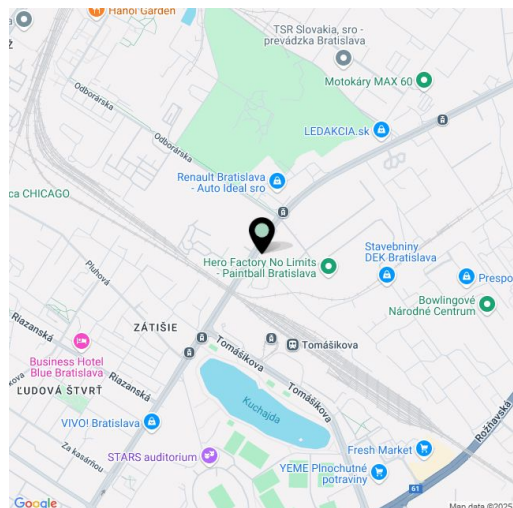
Perfectly located commercial space for lease on busy Vajnorská Street in New Town in a separate two-story building offering a wide range of business opportunities with parking directly in front of the building. An attractive location with quick access by tram, bus, and car. Available from March 2025.

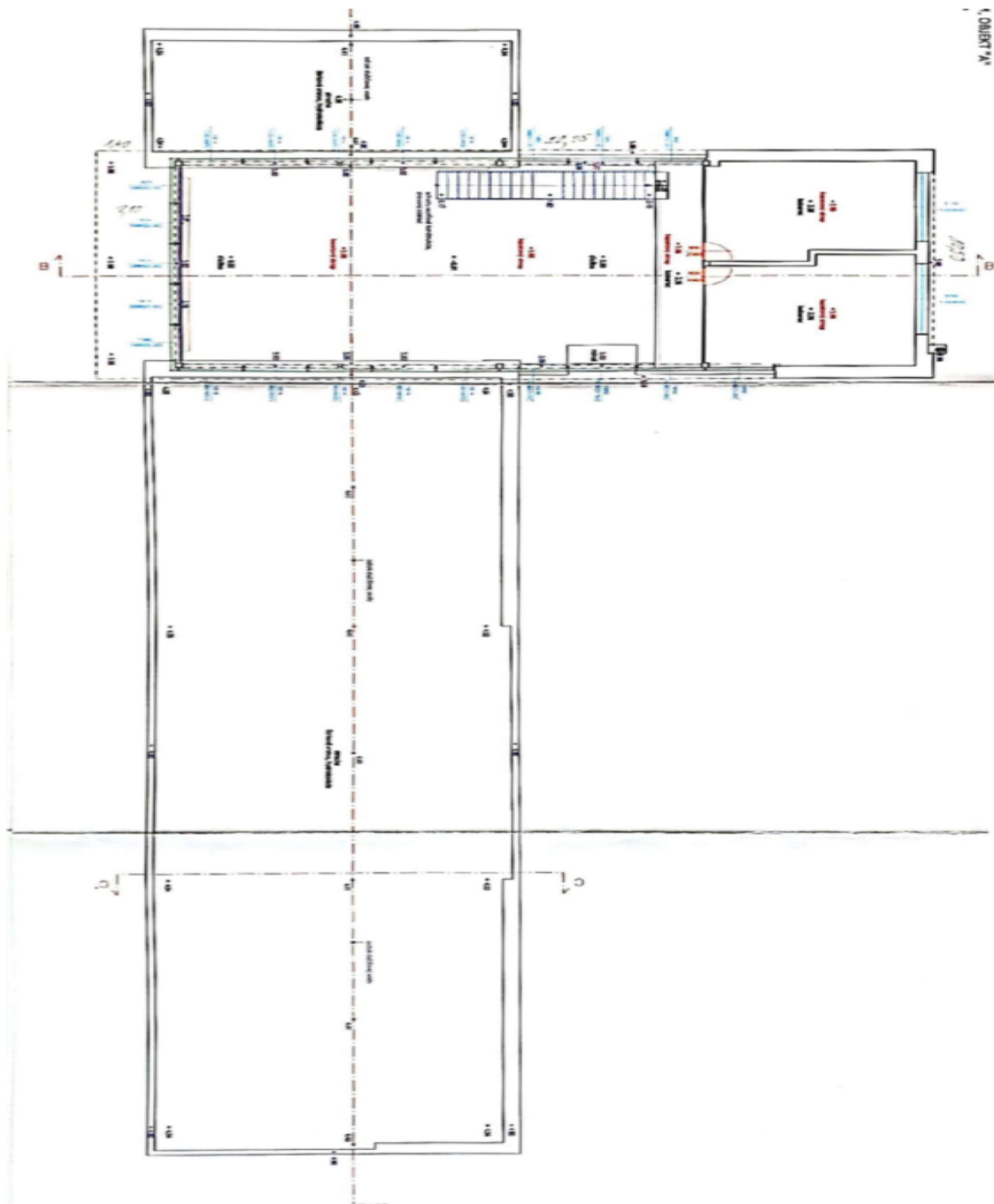
Located on the ground floor, the wheelchair-accessible business premises have several entrances, large windows, and can be adapted to your needs. The entrance hall has a ceiling height of up to 7.5 m. The space includes an administrative area with a kitchenette, facilities, and a toilet. On the 1st floor, there are 2 separate offices. The roof of the building is covered with solar panels.

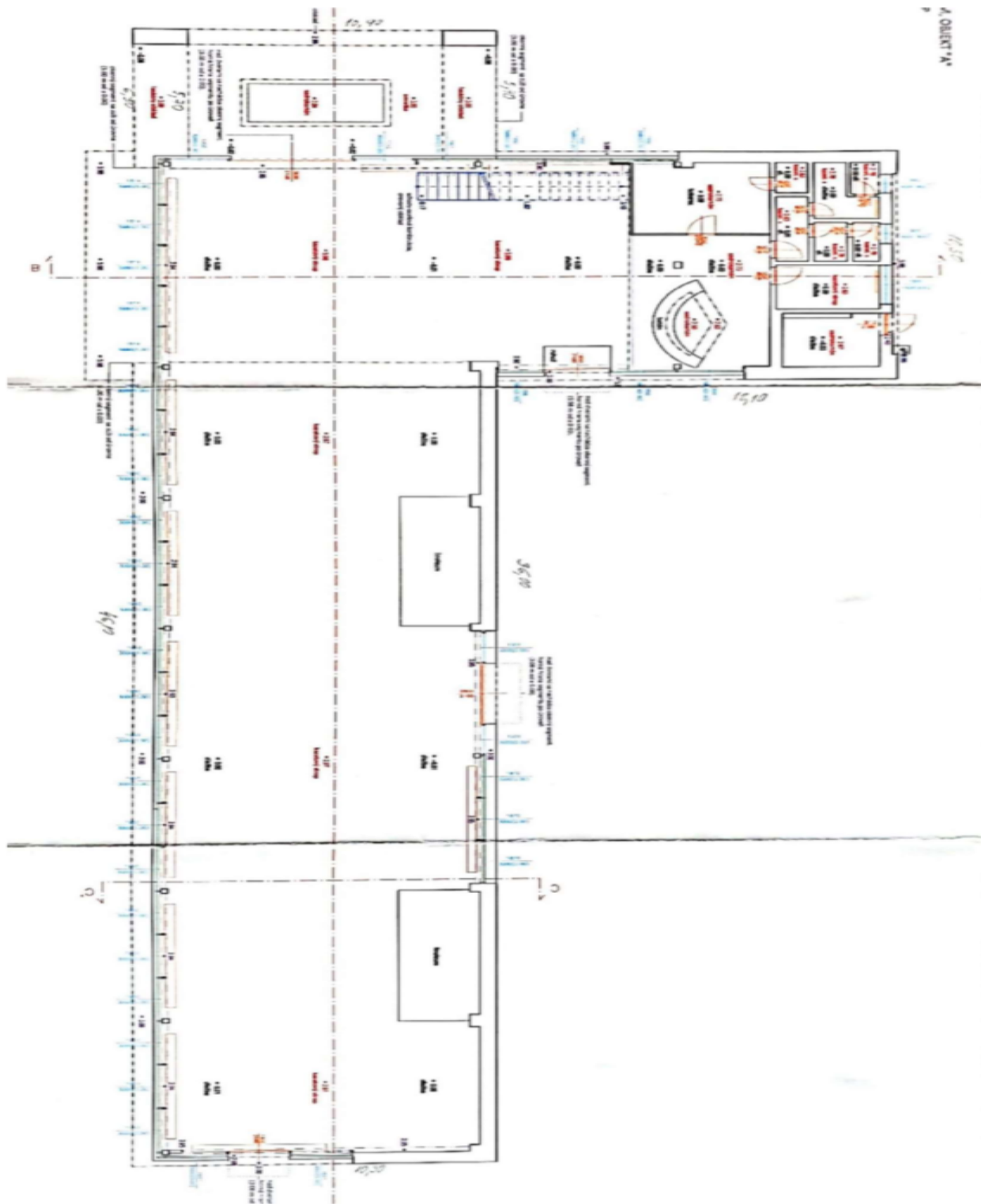
Facilities and services:

- integrated system for heating, air-conditioning, and ventilation
- 12 parking spaces in the courtyard for a fee
- electronic fire alarm system
- gas boiler, underfloor heating, new air-conditioning (energy according to real consumption).

Rent is listed without VAT. Lessee pays no commission.









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