



# Office space

Bratislava II, Ružinov

€ 12.50 - 13.50 / m<sup>2</sup> | CZK 314 - 339 / m<sup>2</sup>



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Service price	4 EUR monthly per m <sup>2</sup>
Available area	340 m <sup>2</sup>
Cellar	-
Parking	EUR 180 / ps / month
PENB	B
Reference number	32153

Modern office space for lease in an office building, the highest building of which is 115 meters and thus one of Bratislava's dominant features.

A distinct advantage of this **28-story building** is the **wonderful view of Bratislava** and its surrounding area. The building houses a café, a restaurant, a bank, a gym, a post office, a dentist and offers full amenities. A shopping center is in close proximity.

**Facilities & Services:**

- mineral fiber ceiling tiles with sound-insulating properties
- modular glass aluminum facade with aluminum profile windows, remote control interior blinds
- flexible layout using the plasterboard system according to the client's requirements
- floors with antistatic polyamide coverings
- modern electronic fire alarm with a fire detection system
- fire extinguishing system
- controllable fan-coil heating/cooling system with remote control
- intelligent system for measuring and controlling the indoor climate
- CCTV system to ensure access to the building, 24/7 professional security service
- underground garage parking

Rent and fees are listed without VAT. Tenant pays no commission.