





## Retail space

Bratislava I, Staré Mesto, Štúrová

€ 50.00 / m<sup>2</sup> | CZK 1 256 / m<sup>2</sup>

Service price	4 EUR monthly per m <sup>2</sup>
Available area	77 m <sup>2</sup>
Min. area	77 m <sup>2</sup>
Parking	-
PENB	B
Reference number	32159

This commercial space with a shop window facing Sturova Street is located in a newly renovated multifunctional building with administrative and commercial space.

With a total floor area of 77.46 m<sup>2</sup>, the space has a 43.82 m<sup>2</sup> ground floor with a shop window and a gallery on the 2nd floor with a useable area of 33.64 m<sup>2</sup>, which includes a toilet and storeroom. It is located in the corner of a building with total area of 5,800m<sup>2</sup>. The building has 9 floors and 2 underground floors. It is linked by a passageway to a **multifunctional complex** with a shopping gallery. On the ground floor and 2nd floor, there are commercial premises with shop windows facing Sturova Street. The building is connected to a **central security desk**. There are two separate entrances and an elevator. Each floor is lockable and has its own kitchenette and separate toilets for men and women. The layout can be adjusted according to the lessee's requirements.

### Location

The building is located in the very center of Bratislava, close to Safarik Square, 20 meters from the General Prosecutor's Office and only 1 minute from several public transport stops. Within a 10-minute walk, you can reach the EUROVEA shopping and entertainment center, full of restaurants or children's playgrounds, where you can also relax by the Danube River.

The rental price is € 50/m<sup>2</sup>/month + operating costs € 2.5/m<sup>2</sup>/month + energy € 1.5/m<sup>2</sup>/month + VAT.

