



## Office space

€ 13.50 - 16.00 / m<sup>2</sup> | CZK 339 - 401 / m<sup>2</sup>

Bratislava I, Old Town, Dvořákovo nábrežie





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Service price	4 EUR monthly per m <sup>2</sup>
Available area	1 000 m <sup>2</sup>
Cellar	-
Parking	EUR 170 / ps / month
PENB	B
Reference number	32207

Office space for lease in a multifunctional complex on a Bratislava embankment surrounded by the castle and old town on one side and the Danube River and a forest on the other.

**Location:**

The unique advantage of offices in this modern complex in the heart of Bratislava is its easy access by car and public transport, direct connections to the highway, and fast connection to Vienna, Budapest, or Prague.

**Features and services:**

- 3 m high ceilings
- hollow floors with antistatic polyamide coverings
- distance from workplace to window/ facade does not exceed 5 m (depth of office)
- flexible layout using the plasterboard system according to the client's requirements
- combination of plasterboard and coffered ceilings
- category 7 structured cabling
- connection to an optical network
- controllable heating/cooling system of fan-coil units with group or solo control
- Intelligent Building Management System (BMS)
- natural ventilation through openable windows
- security system for building access and CCTV
- architectural services - Space Planning
- restaurants, cafes, pastry shop, a dentist's office, a clinic, grocery store, banks, hairdresser's, a post office, hotel, a notary, dishwasher, fitness room

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

