



# Office building

€ 12.75 - 14.00 / m<sup>2</sup> | CZK 320 - 352 / m<sup>2</sup>

2 810 m<sup>2</sup>, Bratislava I, Old Town, Suché Mýto





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Service price	5 EUR monthly per m <sup>2</sup>
Total building area	8 500 m <sup>2</sup>
Tenant consumption	—
Parking	140 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	32764

**Class A multifunctional office building offers office space for rent in the city center.** The administration building provides a representative environment with sufficient parking spaces and business premises in the arcade and office space of the highest standard.

### Location:

The building is easily accessible by being in the city center. It is a prestigious business location in close proximity to the Presidential Palace from one side and from the other side of the Michalska Gate, which is the entrance to the pedestrian zone of the Old Town. In addition, the area offers a full range of amenities, including restaurants, shops, banks, hotels, medical facilities and cafes, and excellent public transport and car connections to D1 and D2.

### Facilities & Services:

- Gypsum partitioning is possible every 1.25 meters
- office height of 2.75 m
- openable windows
- Double floor
- antistatic office carpets
- New kitchenettes and toilets
- Cooling and heating provided by fan-coil system
- Possibility of separate control of heat / cold in individual offices
- openable windows
- flexible layout of spaces
- Central reception and 24/7 building access
- terraces available for rent

Rent and fees are exclusive of VAT. Tenant pays no commission.