



**Office building****€ 10.00 - 11.00 / m<sup>2</sup> | CZK 251 - 276 / m<sup>2</sup>**3 983 m<sup>2</sup>, Bratislava III, New Town, Rožňavská

Service price	3 EUR monthly per m <sup>2</sup>
Total building area	6 000 m <sup>2</sup>
Tenant consumption	—
Parking	47 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	33829

**Modern administrative center located near Bratislava airport offers office space for rent. The office building, completed in 2006, has approximately 6,000 sq.m. of gross lettable area.**

**Location:**

The H-Business Center office building is located on Rožňavská Street in Bratislava. The building has very good visibility from Rožňavská Street. Thanks to the proximity of the D1 motorway, the property is easily accessible from the center. In the vicinity there is the lake Zlaté Piesky with the possibility of sports and leisure activities, as well as shopping centers Shopping Palace, Shopping Park Soravia and several other standalone business units. Nearby are also public transport stops - tram and bus lines that run to the city center.

**Facilities & services:**

- 24 hour guard service
- common meeting rooms
- catering in the building
- openable windows
- raised floor
- high space flexibility
- cooling / air conditioning
- camera system
- floor covering by agreement
- a lift
- structured cabling
- high flexibility
- parking spaces available in front of the building

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