





## Office space

Bratislava I, Staré Mesto

€ 10.90 - 12.90 / m<sup>2</sup> | CZK 276 - 326 / m<sup>2</sup>

Service price	5 EUR monthly per m <sup>2</sup>
Available area	412 m <sup>2</sup>
Cellar	-
Parking	EUR 120 - 165 / ps / month
PENB	A
Reference number	34364

**Office space for lease situated in a modern multifunctional office building with terraces and plenty of its own parking spaces in the underground garage or inner courtyard, in an attractive location near the city center, with full amenities in the immediate vicinity and excellent transport accessibility (public transport, access to main roads).**

Situated in an attractive location, this flexible office space for lease spread out over four floors offers plenty of daylight. The offices on the 3rd and 4th floors have access to a terrace. The lease includes services that make this office complex a comfortable working environment.

### Location:

Its strategic location allows for easy access from the city center to several highway bypasses (D1 and D2 highways). Thanks to the proximity of the SNP Bridge there is a direct connection between the district of Petržalka to Old Town. It is also located in the immediate vicinity of the pedestrian zone in Old Town.

### Features and services:

- Flexible layouts (open space and separate offices according to the tenants' requirements)
- Air-conditioning
- Air-conditioned server rooms
- 24/7 security, security camera system
- Wheelchair accessible entrance to the building
- Elevator
- Security alarm controlled by electronic keys
- Electronic fire alarm
- Entrance security fire doors on each floor
- Structured cabling
- Openable windows with special glass that doesn't let in excessive heat from the sun
- Indoor blinds
- Aluminium windows and types of doors, all-glass frameless internal doors of hardened glass
- Optical connection
- Separate electricity and hot and cold water meters
- Possibility of placing your logo on the windows and facade
- Technical maintenance (some maintenance work is provided by the landlord through the facility manager)
- Cleaning services (common areas)
- Separate kitchenette and toilets on each floor
- Available units from about 40 sq. m.

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