



## Office space

€ 12.95 / m<sup>2</sup> | CZK 326 / m<sup>2</sup>

Bratislava II, Ružinov, Prievozská





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Service price	5 EUR monthly per m <sup>2</sup>
Available area	119 m <sup>2</sup>
Cellar	-
Parking	EUR 99 / ps / month
PENB	B
Reference number	34709

**Office space for rent in a modern complex of office buildings located in the business part of Bratislava.**

The buildings are the first building in Slovakia to receive the British prestigious BREEAM certificate, proving the highest standard of services provided to all its tenants and visitors. Administrative premises are located in blocks A-E of the business center.

### Location:

Situated in the heart of the administrative area with easy parking and plenty of services, the complex is within 5 minutes by bus, bypass and city center. Bratislava Train Station and Bratislava Airport are a 15-minute drive away. Traffic availability is underlined by the amount of public transport around. There are many restaurants and basic facilities in the area. The nearest post office and shopping opportunities are in the nearby Eurovea shopping center, which is within walking distance.

### Facilities & services:

- parking for tenants and visitors to the building
- 24-hour guard service, CCTV security camera system
- intelligent Building Management System
- non-contact magnetic / chip cards
- high flexibility of space division - open space and separate offices, according to tenant's requirements
- a space for bicycles in the garage
- raised floors
- suspended ceilings
- openable windows

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



