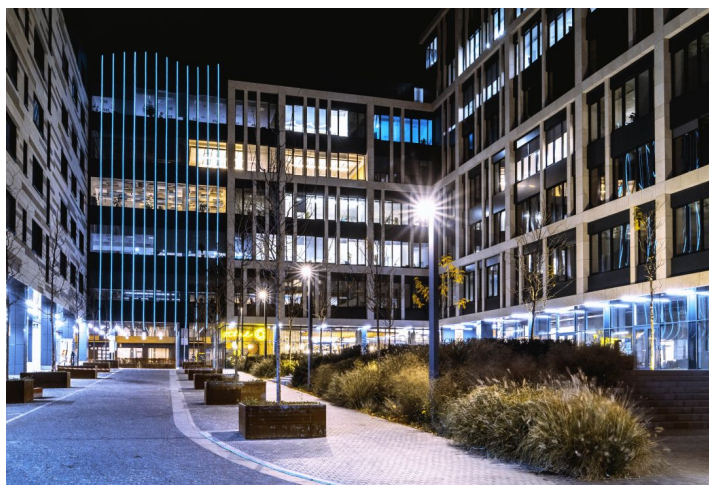




**Office space**

€ 14.50 - 16.00 / m<sup>2</sup> | CZK 365 - 403 / m<sup>2</sup>

Bratislava I, Old Town, Mýtna





## Office space

Bratislava I, Old Town, Mýtna

€ 14.50 - 16.00 / m<sup>2</sup> | CZK 365 - 403 / m<sup>2</sup>

|                  |                                  |
|------------------|----------------------------------|
| Service price    | 4 EUR monthly per m <sup>2</sup> |
| Available area   | 270 m <sup>2</sup>               |
| Cellar           | -                                |
| Parking          | EUR 155 / ps / month             |
| PENB             | A                                |
| Reference number | 38569                            |

Office space for lease in a modern high-standard multifunctional complex situated close to the city center surrounded by important city roads on the border of Bratislava's Old Town and the historic suburb of Blumentál. Thanks to its flexibility, the project is also suitable for companies with a smaller number of employees.

The green roof also completes the developer's ecological approach. However, one of the main features is its primary source of heat and cold recovery by using heat pumps that are 30 to 50% more efficient than conventional cold or heat systems.

## Location:

The project is close to the center and offers quick access to services, offices, and cultural and educational institutions. Easy reach of the inner city ring road, highways in all directions, direct access to the airport, and proximity to the railway and bus stations. Tram, bus and trolleybus stops are located directly in front of the building.

## Features and services:

- energy efficient building - LEED certified
- building with excellent thermal properties, triple glazing, and external shading
- quality entrance space design - use of natural materials
- Intelligent Building Management System (BMS)
- openable sash in the facade and natural ventilation
- 24/7 building access and security service
- vertical power lines installed by bus system
- entrance security and monitoring system using identification cards
- security cameras (CCTV) on the facade of the building
- electronic fire alarm (EPS) throughout the building
- CO detection in garages
- backup diesel generator for fire protection systems, safety systems, and elevators
- 3 m clear space height
- category 7 structured cabling
- highest quality common areas (hygiene, lobby)
- 2-pipe fan-coil system
- fresh air supply/replacement of 50 m<sup>3</sup>/hr/person

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

