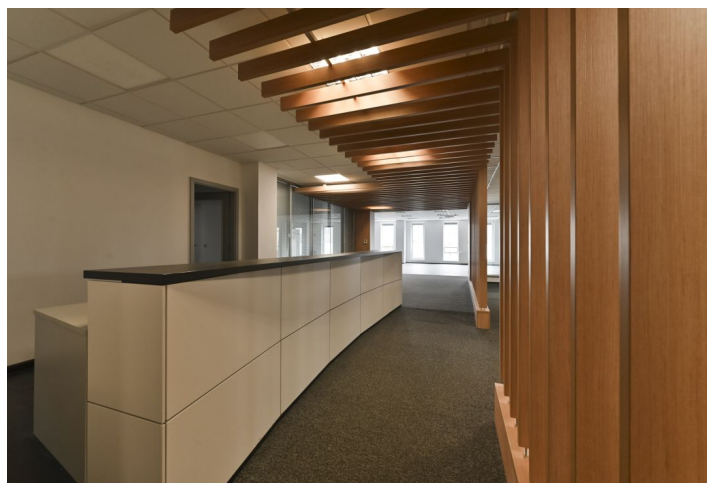
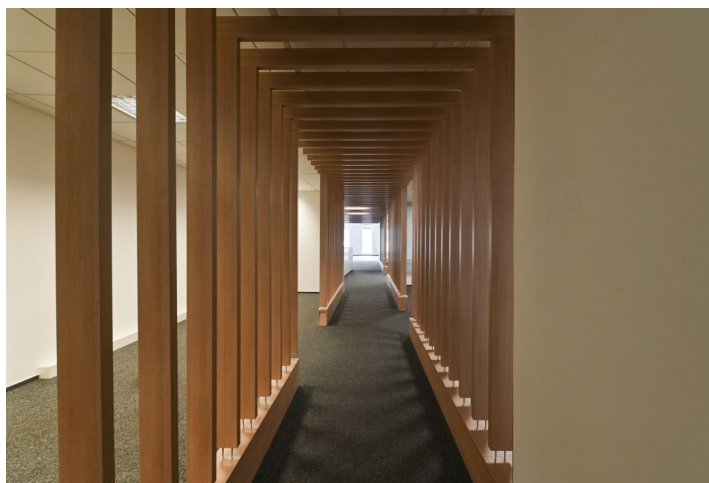




## Office building

€ 10.00 - 11.50 / m<sup>2</sup> | CZK 251 - 289 / m<sup>2</sup>

5 050 m<sup>2</sup>, Bratislava V, Petržalka, Ševčenkova



**Office building****€ 10.00 - 11.50 / m<sup>2</sup> | CZK 251 - 289 / m<sup>2</sup>**5 050 m<sup>2</sup>, Bratislava V, Petržalka, Ševčenkova

Tenant consumption	—
Parking	70 - 70 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	106585

**Office building offering modern flexible space for rent in a high quality standard with excellent transport accessibility and visibility. There is a garage, a canteen, a cafe with a terrace, a communal meeting room, and nearby shops and restaurants.**

**Location:**

The location of the building allows for easy access to highways and bypasses in all directions. Excellent transport accessibility also to the center of Bratislava. A bus stop is located a 3-minute walk from the building. The Bratislava-Petržalka Railway Station is within walking distance.

**Facilities and services:**

- Flexibly designed office space providing an efficient layout for all types of business and work activities
- Barrier-free access to the building and 24/7 security
- Chip card access to the office space
- Both air-conditioning and heating (HVAC) plus openable windows
- Electronic fire alarm system (EPS) throughout the building
- Evacuation Radio (ER) throughout the building
- CCTV system
- Electronic security
- Three elevator, two staircases
- Raised carpeted floors
- Lowered ceilings with built-in lighting
- Clear height of the premises **3 m**
- Elegant entrance area with a **reception**
- Shared meeting room
- Visitor parking
- Technical maintenance, cleaning, and janitorial services
- CO detection in the garages