



**Retail space**

Bratislava III, New Town, Vajnorská

**€ 17.00 / m<sup>2</sup> | CZK 426 / m<sup>2</sup>**

Available area	649 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	107313

**Perfectly located commercial space for lease on busy Vajnorská Street in New Town in a separate two-story building offering a wide range of business opportunities with parking directly in front of the building. An attractive location with quick access by tram, bus, and car. Available from March 2025.**

Located on the ground floor, the wheelchair-accessible business premises have several entrances, large windows, and can be adapted to your needs. The entrance hall has a ceiling height of up to 7.5 m. The space includes an administrative area with a kitchenette, facilities, and a toilet. On the 1st floor, there are 2 separate offices. The roof of the building is covered with solar panels.

**Facilities and services:**

- integrated system for heating, air-conditioning, and ventilation
- 12 parking spaces in the courtyard for a fee
- electronic fire alarm system
- gas boiler, underfloor heating, new air-conditioning (energy according to real consumption).

Rent is listed without VAT. Lessee pays no commission.







