





## Office building

€ 1 854 000 | CZK 46 507 590

530 m<sup>2</sup>, Bratislava II, Ružinov, Plynárenská

Total net leasable area of the building	530 m <sup>2</sup>
Garage	Yes
Cellar	-
Total gross floor area of the building	530 m <sup>2</sup>
Parking	Yes
PENB	G
Reference number	31653

**New administrative building in the wider city center on Plynárenská street in the direct neighborhood of projects like Apollis, Apollo Business Center II, BBC1, CityPark Ružinov and BBC5.**

The building has an area of 530 m<sup>2</sup> (270 m<sup>2</sup> ground floor and 260 m<sup>2</sup> floor). The building is divided into 6 separate offices of 10 to 50 m<sup>2</sup> on the ground floor and 7 separate offices of 11 to 67 m<sup>2</sup> on the floor.

The building is new, equipped with an elevator, aluminum windows, ceiling air conditioning, built-in furniture. Each floor has an air-conditioned kitchenette, shower, cleaning area and 4 toilets. The building has five parking spaces directly in front of the building and the possibility to rent another in the yard. The building is fully occupied at the rental price of 17.50 € / m<sup>2</sup> without VAT + parking space.

The location is very interesting and offers excellent amenities and transport accessibility to all parts of the city.

Interior 530 m<sup>2</sup>

Price 1.854.000 € + VAT

