



## Office building

77 m<sup>2</sup>, Bratislava I, Staré Mesto, Štúrova

€ 50.00 / m<sup>2</sup> | CZK 1 256 / m<sup>2</sup>



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Service price	4 EUR monthly per m <sup>2</sup>
Total building area	5 800 m <sup>2</sup>
Tenant consumption	—
Parking	—
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	31965

**A newly reconstructed building with administrative and commercial premises in the direct center of the Old Town of Bratislava with excellent transport connections offers offices, retail and storage space for rent. There are several options in the building linking offices to desired units, but also renting the office separately.**

The building has 9 floors and 2 underground floors. It is linked by a passage to a **multifunctional object** with a shopping gallery. On the ground floor and 2nd floor of the building are commercial premises with shop windows on Šturova street. The building is connected to the **central security desk**. In the building there are two separate entrances and a passenger lift. Each floor is lockable with **own kitchenette** and separate toilets for gentlemen and ladies. Possibility to use as offices, commercial premises, restaurants, fitness, casino, sauna world, beauty salon or massage.

**Location**

The building is located in the **direct center of Bratislava**, close to Safarik Square, 20 meters from the **General Prosecutors Office** and only 1 minute from public transport stops. Just a 10-minute walk is enough to reach the **EUROVEA** shopping and entertainment center where you can also enjoy a relaxing rest at the Danube full of restaurants or children's playgrounds.

The rental price is 50 € / m<sup>2</sup> / month + operating costs 2.5 € / m<sup>2</sup> / month + energy 1.5 € / sqm / month. Rent and fees are exclusive of VAT. Tenant pays no commission.