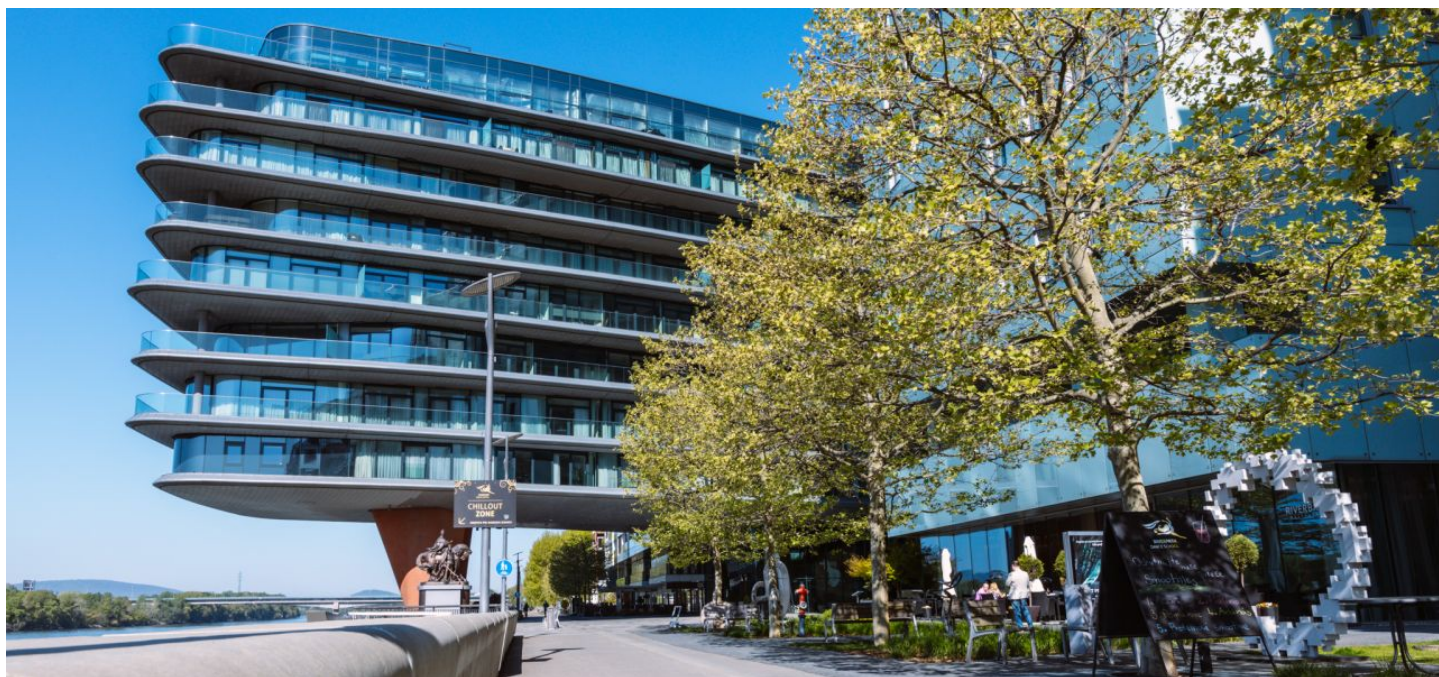




# Office building

€ 13.50 - 16.00 / m<sup>2</sup> | CZK 341 - 405 / m<sup>2</sup>

1 400 m<sup>2</sup>, Bratislava I, Dvořákovo nábrežie



**Office building****€ 13.50 - 16.00 / m<sup>2</sup> | CZK 341 - 405 / m<sup>2</sup>**1 400 m<sup>2</sup>, Bratislava I, Dvořákovo nábrežie

<b>Service price</b>	4 EUR monthly per m <sup>2</sup>
<b>Total building area</b>	30 000 m <sup>2</sup>
<b>Tenant consumption</b>	—
<b>Parking</b>	170 EUR
<b>Parking service charges</b>	—
<b>Parking ratio</b>	—
<b>Certification</b>	—
<b>PENB</b>	B
<b>Reference number</b>	32180

This office building, which is part of a multifunctional complex located on a Bratislava embankment and boasting the best address in the center of Bratislava, offers luxuriously furnished office space for lease. The Grand Hotel River Park and Luxury Collection Hotel are located within the complex, which also offers elegant restaurants and stylish cafés.

**Location:**

The unique advantage of offices in this modern complex in the heart of Bratislava is its easy access by car and public transport, direct connections to the highway, and fast connection to Vienna, Budapest, or Prague.

**Features and services:**

- 3 m high ceilings
- hollow floors with antistatic polyamide coverings
- distance from workplace to window/ facade does not exceed 5 m (depth of office)
- flexible layout using the plasterboard system according to the client's requirements
- combination of plasterboard and coffered ceilings
- category 7 structured cabling
- connection to an optical network
- controllable heating/cooling system of fan-coil units with group or solo control
- Intelligent Building Management System (BMS)
- natural ventilation through openable windows
- security system for building access and CCTV
- architectural services - Space Planning
- restaurants, cafes, pastry shop, a dentist's office, a clinic, grocery store, banks, hairdresser's, a post office, hotel, a notary, dishwasher, fitness room

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