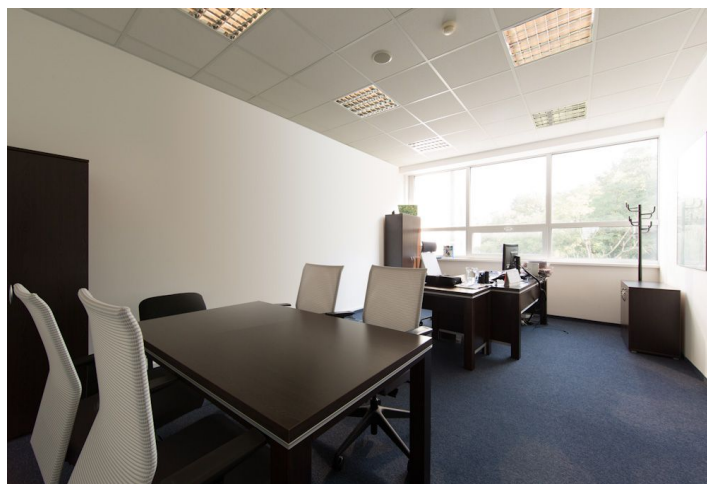


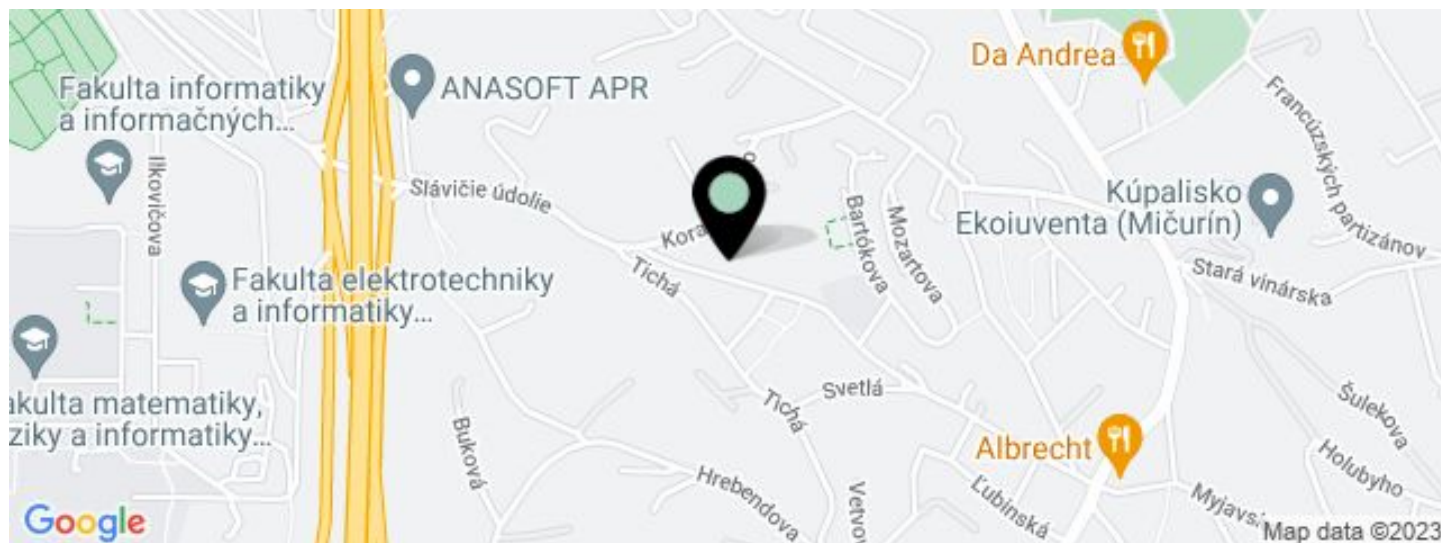


Office building

€ 11.50 - 12.50 / m² | CZK 290 - 315 / m²

665 m², Bratislava I, Old Town, Slávičie údolie



**Office building****€ 11.50 - 12.50 / m² | CZK 290 - 315 / m²**665 m², Bratislava I, Old Town, Slávičie údolie

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
4th floor	411 m ²	4 EUR monthly per m ²	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m ²
ground floor	189 m ²	4 EUR monthly per m ²	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m ²
ground floor	65 m ²	4 EUR monthly per m ²	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m ²

**Office building****€ 11.50 - 12.50 / m² | CZK 290 - 315 / m²**665 m², Bratislava I, Old Town, Slávičie údolie

Service price	4 EUR monthly per m ²
Total building area	5 235 m ²
Tenant consumption	—
Parking	65 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	33932

Modern office building situated in the western part of Bratislava, just a short walk from the center, easily accessible from the D2 motorway leading to Prague, offers office space for rent. The building has a high flexibility of offices suitable for companies that prefer a quiet workplace near nature and a green environment that supports creative thinking. Boutique-style office space with lots of natural light overlooking a dense forest park.

Location:

The building is located in Slávič Valley with excellent access to the D2 motorway. Nearby is a zoo, multifunctional project Cubicon, several faculties of Comenius University and Botanical Garden. The location is easily accessible by car as well as public transport with a stop near the building.

Facilities & services:

- 24/7/365 access and security
- representative spacious reception, lobby
- lifts
- the possibility to place the logo on the facade of the building
- indoor and outdoor parking facilities
- a typical floor size of 933 m²
- units available from approx. 40 m²
- flexible division of offices
- optical network connection
- openable windows
- kitchen and toilets on each floor
- individual cooling and heating settings for each room
- raised floors
- structured cabling

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