



## Office space

€ 11.50 - 12.50 / m<sup>2</sup> | CZK 289 - 314 / m<sup>2</sup>

Bratislava I, Old Town, Slávičie údolie



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|                  |                                  |
|------------------|----------------------------------|
| Service price    | 4 EUR monthly per m <sup>2</sup> |
| Available area   | 411 m <sup>2</sup>               |
| Cellar           | -                                |
| Terrace          | 78 m <sup>2</sup>                |
| Parking          | EUR 65 - 85 / ps / month         |
| PENB             | B                                |
| Reference number | 33936                            |

**Office space for rent in 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. 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 m<sup>2</sup>
- units available from approx. 40 m<sup>2</sup>
- 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.

