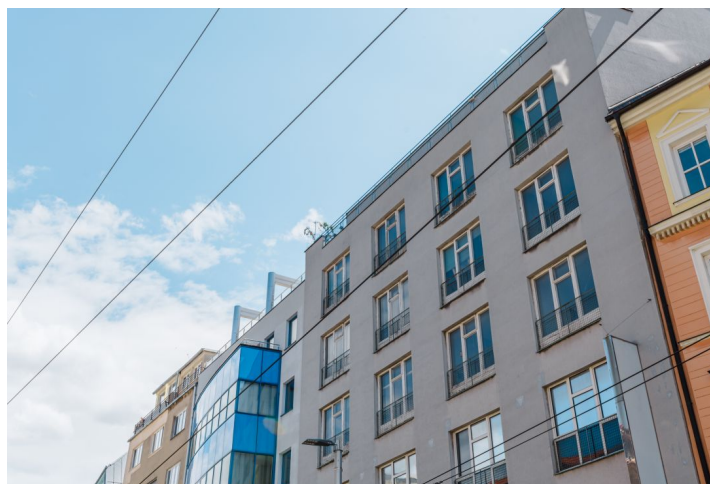




Retail space

Bratislava I, Staré Mesto, Obchodná

€ 15.00 / m² | CZK 379 / m²



**Retail space**

Bratislava I, Staré Mesto, Obchodná

€ 15.00 / m² | CZK 379 / m²

Available area	222 m ²
Parking	-
PENB	G
Reference number	34355

This non-residential space on the ground floor of the multifunctional Schön building in the center of Old Town has an above-standard and compact layout, characteristic of the work of Friedrich Weinwurm. Original high ceilings, reaching a height of 3.5 meters, have been preserved. The space is part of the architecturally significant early 20th century multifunctional Schön building on Obchodná Street, which is being thoroughly reconstructed to preserve its original Functionalist style.

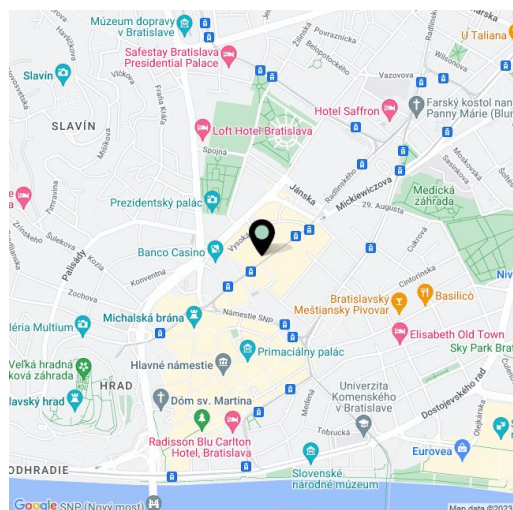
Thanks to the direct entrance from busy Obchodná Street, the open plan commercial space has a wide range of uses. Facilities include air-conditioning, cooling and heating, and soundproof insulated triple-glazed aluminum windows.

The complete reconstruction of the building involved the replacement of the roof, new utility networks, wall surfaces, the building's exterior, as well as a renovated entrance, including a new elevator and automated parking system. The seven-story building has retained its original multifunctional nature—the first two floors will offer commercial and office space.

Bratislava's Obchodná Street is one of the most dynamic streets in Old Town, starting from the 18th century. Throughout its length, it consists of buildings with commercial and office space, services, cafes, and restaurants—the center of Bratislava. Public transport stops are right on the street and the entrance to the historic center through Michalská Gate can be reached within a minute's walk.

The total area is 222 m².

Rental price 15 EUR/m² + utilities and services + VAT





Obchodná 4, Bratislava,
1.N.P.

LEGENDA PLOCH	
KOMUNIKAČNÉ PRÁSTORY	
1.00	SPOLUČNÉ PRÁSTORIE / VSTUP DO
1.01	SPOLUČNÉ PRÁSTORIE / SCHODISKO
1.02	PRÁSTORIE P. ÚROVŔ
NEMITOVÝ PRÁSTOR	
1.03	NEMITOVÝ PRÁSTOR I
1.04	NEMITOVÝ PRÁSTOR II
1.05	CHODBA

