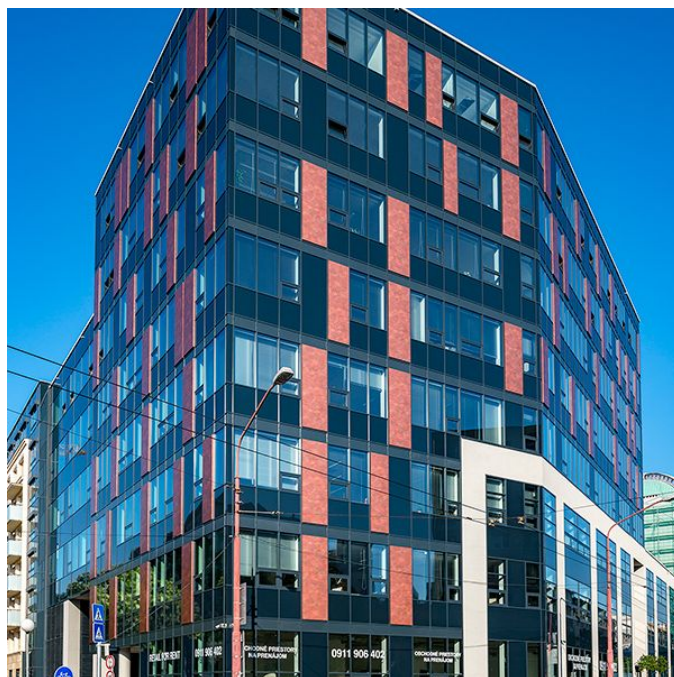




**Retail space**

€ 20.00 - 24.00 / m<sup>2</sup> | CZK 502 - 602 / m<sup>2</sup>

Bratislava I, Staré Mesto, Legionárska





## Retail space

Bratislava I, Staré Mesto, Legionárska

€ 20.00 - 24.00 / m<sup>2</sup> | CZK 502 - 602 / m<sup>2</sup>

Service price	4 EUR monthly per m <sup>2</sup>
Available area	359 m <sup>2</sup>
Min. area	37 m <sup>2</sup>
Parking	EUR 130 / ps / month
PENB	A
Reference number	34751

**Retail space with shop windows for lease in a modern polyfunctional complex with a convenient location, excellent visibility, and shop windows facing the busy intersection of Legionárska-Karadžičova-Krížna streets. The complex complies with international standards and offers a high standard in all respects, thanks to which it received LEED GOLD certification.**

The retail premises situated on the ground floor with a wheelchair accessible entrance offer flexible space layouts according to the tenant's requirements. The attractive location in Old Town on the border of the New Town district offers a wide range of services on site or in the vicinity, as well as civic amenities at your fingertips (shops, cafes, restaurants, public institutions, banks, hotel, medical facilities). A quiet courtyard is part of the complex.

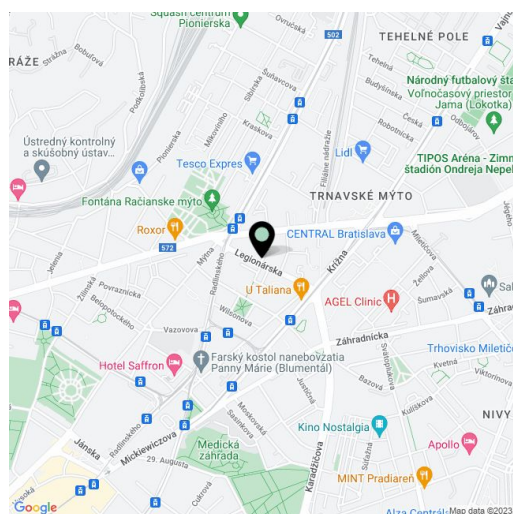
**Location:**

The retail premises are located near the major transport routes of the capital city, close to the popular CENTRAL shopping center. Excellent transport accessibility (public transport, car) and parking spaces available in the underground garage of the neighboring residential building.

**Features and services:**

Integrated heating, air-conditioning, and ventilation system. 24/7/365 building security service. Security camera system. Electronic fire alarm.

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





PRENÁJATE PŘESTORY	341,118 m <sup>2</sup>
VOJNÉ PŘESTORY	575,093 m <sup>2</sup>

Nájomca A.1.17.3 - PRENÁJATE	140,000 m <sup>2</sup>
Nájomca A.1.17.3 - VOJNÉ	76,727 m <sup>2</sup>
Nájomca A.1.17.4 - VOJNÉ	95,037 m <sup>2</sup>
Nájomca A.1.17.2 - VOJNÉ	95,002 m <sup>2</sup>
Nájomca A.1.17.1 - VOJNÉ	37,470 m <sup>2</sup>
Nájomca A.1.17.6 - VOJNÉ	55,485 m <sup>2</sup>
Nájomca A.1.17.5 - PRENÁJATE	86,914 m <sup>2</sup>
Nájomca A.1.02.1 - PRENÁJATE	61,020 m <sup>2</sup>
Nájomca A.1.02.2 - VOJNÉ	107,657 m <sup>2</sup>
Nájomca A.1.02.3 - VOJNÉ	107,715 m <sup>2</sup>
Nájomca A.1.02.4 - PRENÁJATE	93,154 m <sup>2</sup>



BOMA measurement standards

1 NP