# svoboda@williams



# Office building

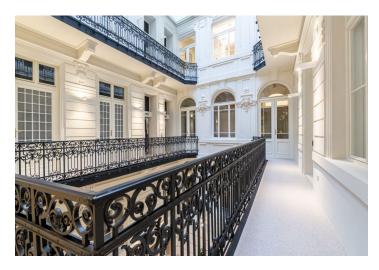
Ask for price

1100 m², Bratislava I, Staré Mesto, Gorkého











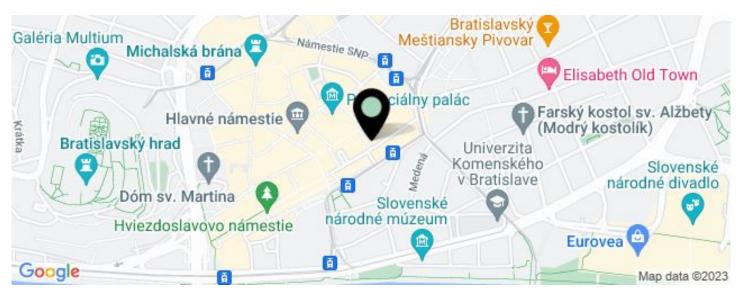
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UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
Retail space, Semi-recessed floor	400 m²	6 EUR monthly per m²	No	Ask for price
Office space, 2nd floor	270 m²	6 EUR monthly per m²	No	Ask for price





## Office building

Ask for price

1100 m², Bratislava I, Staré Mesto, Gorkého

Total building area	3 259 m²
Tenant	_
consumption	
Parking	-
Parking service charges	_
Parking ratio	_
Certification	_
PENB	В
Reference number	35553

This completely reconstructed architectural gem was built at the beginning of the 20th century according to the plans of architect Jozef Hubert for the needs of the Hungarian Chamber of Commerce and Industry. Over 110 years old now, having been completely restored it embodies the unique combination of history and the modern era. It offers premium, elegant office and retail space that meet the highest standards and are fully equipped with the latest technology. All this at a prestigious address in the heart of the capital city.

The attractive premises with an entrance from the central social hall with a glazed roof are situated in the middle of the city in a tourist zone just a few steps away from the streets and corners of Old Town with the best restaurants, cafes, and bars in the historical part of Bratislava close at hand. Excellent transport accessibility by car or public transport, right next to several tram stops.

#### Location:

The central location offers everything you need for your business: a wide range of services, shops and complete amenities (public institutions, banks, notary offices or law firms, post offices, hotels) within walking distance.

#### **Features and Services:**

Elegant reception

Electronic secure access and entrance control system

CCTV security camera system

Peripheral intrusion protection

Voice alarm systems and electronic fire alarm systems

Openable windows

Motorized exterior blinds

Emergency lighting

Integrated heating and cooling system connected to a central intelligent system

Forced ventilation of the common areas and part of the client areas Intelligent electrical wiring

Fiber optic cabling

LED energy efficient lighting

2 personal elevators controlled by a DUPLEX system (option to block floors from inside the elevator)

Clear office height of 4,500 - 3,400

Suspended floor

Office wall dividers - solid brick (stationary wall), SDK variable dividers

Lessee pays no commission.

**Bratislava**