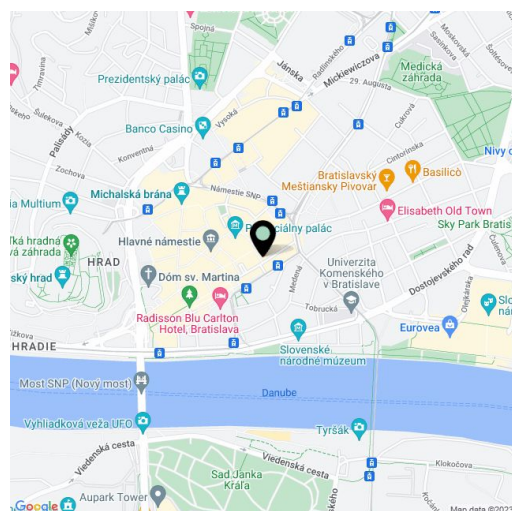




Available area	291 m ²
Cellar	-
Parking	-
PENB	B
Reference number	35555



A unique combination of history and the modern era. This exclusive and architecturally exceptional office space for lease meets the highest standards and are fully equipped with the latest technology. Located at a prestigious address in the heart of the capital city in a completely renovated historical building from the early 20th century with an elegant reception, two elevators, and an exterior and interior CCTV security system.

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
- Clear office height of 4,500 - 3,400
- Suspended floor
- Office wall dividers - solid brick (stationary wall), SDK variable dividers
- Electronic secure access and entrance control system
- CCTV security camera system
- Peripheral intrusion protection
- Voice alarm systems and electronic fire alarm systems
- 2 personal elevators controlled by a DUPLEX system (option to block floors from inside the elevators)
- 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

Lessee pays no commission.

