



## Office space

Bratislava I, Staré Mesto, Ventúrska

**Rented**

Service price	240 EUR monthly
Available area	129 m <sup>2</sup>
Cellar	-
Parking	-
PENB	G
Reference number	35561

This duplex office space for lease offering views of an outdoor closed inner courtyard is situated on the 1st and 2nd floors of a building with an elevator and a CCTV security system that stands on one of the oldest streets of Bratislava with many significant historical buildings.

The lower level consists of an entrance hall, an open large space with a kitchenette, a utility room, and a bathroom with a toilet. The upper floor includes two separate offices, a balcony (1.33 sq. m.), and a bathroom with a toilet. The premises are partially furnished and offer the possibility of connecting the office space with temporary accommodation.

Parking spaces are available for rent next to the Hotel Danube, on Hviezdoslavovo námestie (Hviezdoslavovo Square), on Drevená Street, or Gorkého Street.

### Location:

The location in the historic city center offers everything you need for your business: a wide range of services, shops, and complete civic amenities (public institutions, banks, notary offices or law firms, post offices, hotels) within walking distance or in the vicinity. Quick and easy transport accessibility, close to public transport stops (trolley bus, bus, and tram).

### Features and Services:

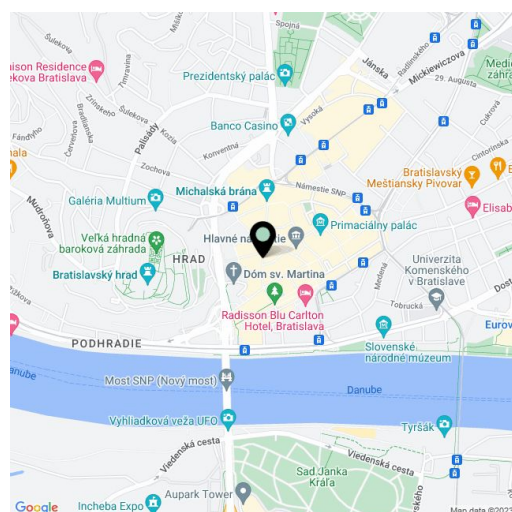
- Air-conditioning
- Elevator
- Electronic fire alarm system
- Structured cabling
- Openable wooden windows
- Interior fabric blinds
- Optic cabling
- Electronic entrance control system
- CCTV security camera system

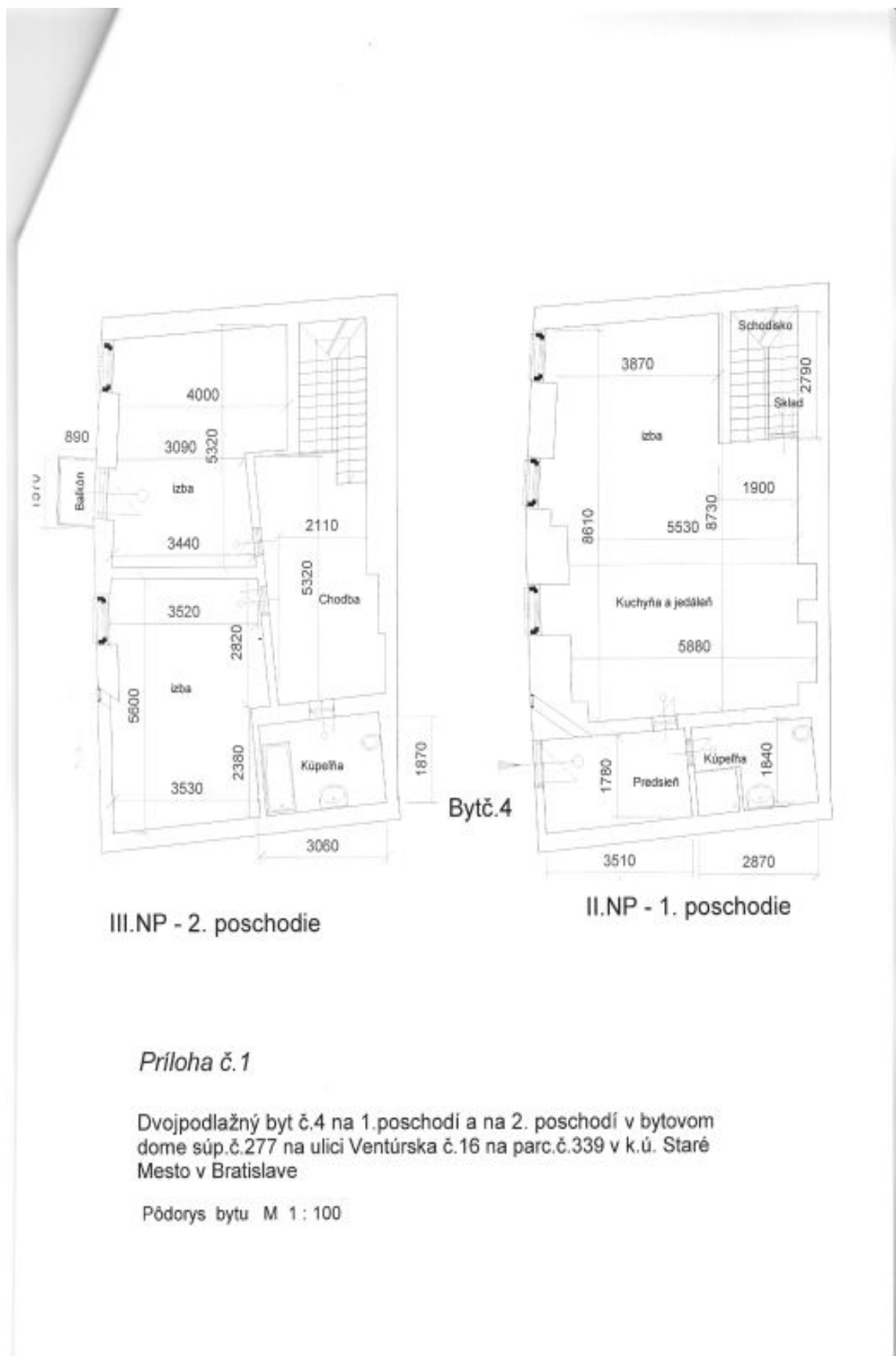
Monthly payments: rent EUR 1,100 (plus VAT) + utilities EUR 240 (plus VAT, includes both fixed and billable costs).

Rent for 1 parking space next to the Hotel Danube: EUR 152.25 (plus VAT)/per month.

Rent for 1 parking space on Hviezdoslavovo námestie (Hviezdoslavovo Square), on Drevená Street, or Gorkého Street: EUR 163 (plus VAT)/per month.

Lessee pays no commission.





## Príloha č.1

Dvojpodlažný byt č.4 na 1.poschodí a na 2. poschodí v bytovom dome súp.č.277 na ulici Ventúrska č.16 na parc.č.339 v k.ú. Staré Mesto v Bratislave

Pôdorys bytu M 1 : 100