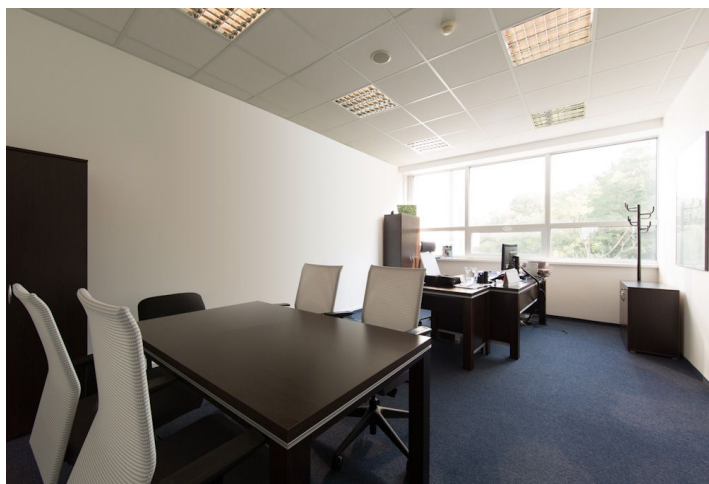


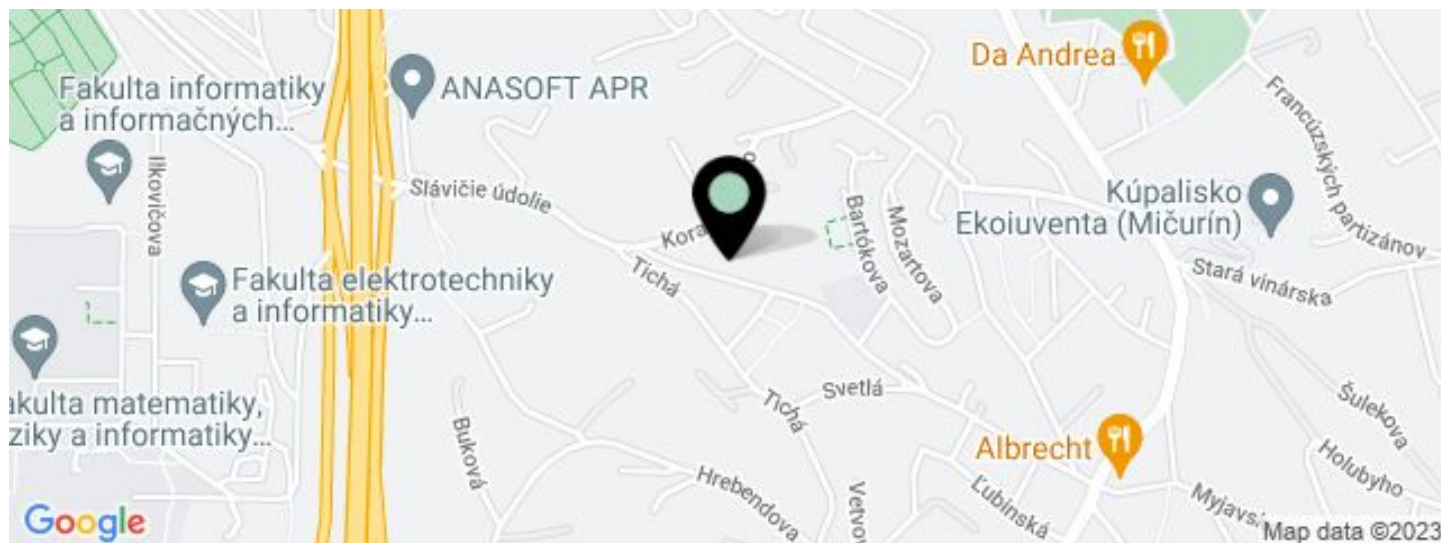
Office building

€ 11.50 - 12.50 / m<sup>2</sup> | CZK 288 - 313 / m<sup>2</sup>

665 m<sup>2</sup>, Bratislava I, Old Town, Slávičie údolie



## Office building

€ 11.50 - 12.50 / m<sup>2</sup> | CZK 288 - 313 / m<sup>2</sup>665 m<sup>2</sup>, Bratislava I, Old Town, Slávičie údolie

UNIT	AVAILABLE AREA	SERVICES	PARKING	MONTHLY RENT
4th floor	411 m <sup>2</sup>	4 EUR monthly per m <sup>2</sup>	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m <sup>2</sup>
ground floor	189 m <sup>2</sup>	4 EUR monthly per m <sup>2</sup>	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m <sup>2</sup>
ground floor	65 m <sup>2</sup>	4 EUR monthly per m <sup>2</sup>	EUR 65 - 85 / ps / month	€ 11.50 - 12.50 / m <sup>2</sup>

## Office building

€ 11.50 - 12.50 / m<sup>2</sup> | CZK 288 - 313 / m<sup>2</sup>

665 m<sup>2</sup>, Bratislava I, Old Town, Slávičie údolie

Service price	4 EUR monthly per m <sup>2</sup>
Total building area	5 235 m <sup>2</sup>
Tenant consumption	—
Parking	65 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	B
Reference number	33932

**Modern office building situated in the western part of Bratislava, just a short walk from the center, easily accessible from the D2 motorway leading to Prague, offers office space for rent. The building has a high flexibility of offices suitable for companies that prefer a quiet workplace near nature and a green environment that supports creative thinking. Boutique-style office space with lots of natural light overlooking a dense forest park.**

### Location:

The building is located in Slávič Valley with excellent access to the D2 motorway. Nearby is a zoo, multifunctional project Cubicon, several faculties of Comenius University and Botanical Garden. The location is easily accessible by car as well as public transport with a stop near the building.

### Facilities & services:

- 24/7/365 access and security
- representative spacious reception, lobby
- lifts
- the possibility to place the logo on the facade of the building
- indoor and outdoor parking facilities
- a typical floor size of 933 m<sup>2</sup>
- units available from approx. 40 m<sup>2</sup>
- flexible division of offices
- optical network connection
- openable windows
- kitchen and toilets on each floor
- individual cooling and heating settings for each room
- raised floors
- structured cabling

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