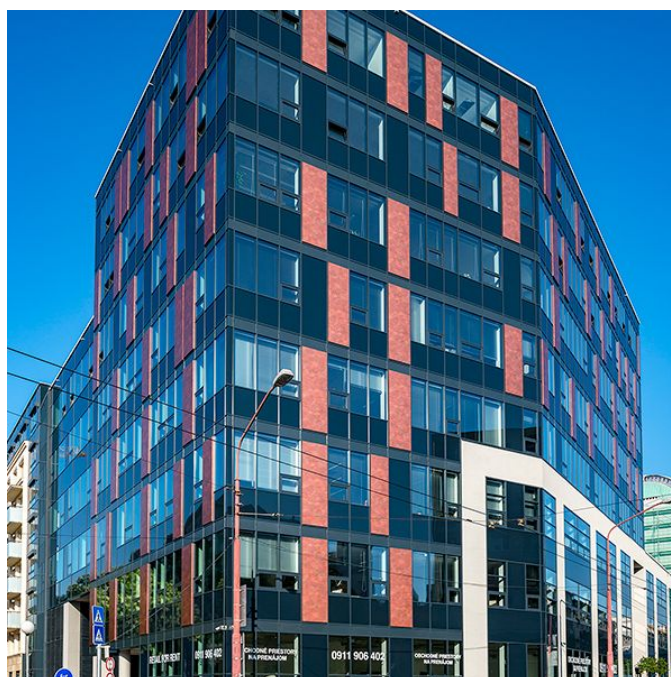


Retail space

€ 20.00 - 24.00 / m² | CZK 500 - 600 / m²

Bratislava I, Staré Mesto, Legionárska



Retail space

€ 20.00 - 24.00 / m² | CZK 500 - 600 / m²

Bratislava I, Staré Mesto, Legionárska

Service price	4 EUR monthly per m ²
Available area	359 m ²
Min. area	37 m ²
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.

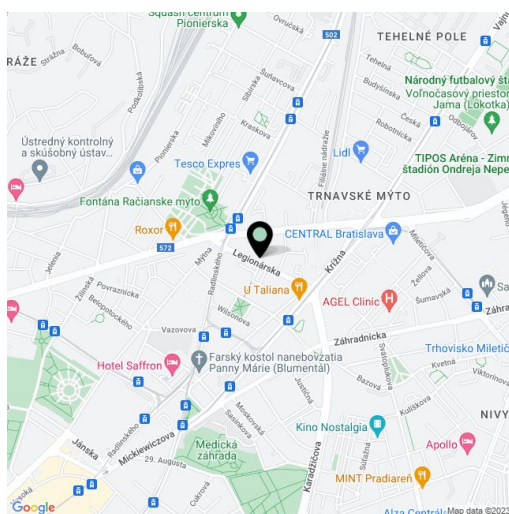
Location:

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.



■	Njionica A.1.17.3 - PRENAVATE	140,000 m ²
■	Njionica A.1.17.7 - VOJNE	76,727 m ²
■	Njionica A.1.17.4 - VOJNE	95,037 m ²
■	Njionica A.1.17.2 - VOJNE	95,002 m ²
■	Njionica A.1.17.1 - VOJNE	37,470 m ²
■	Njionica A.1.17.6 - VOJNE	55,485 m ²
■	Njionica A.1.17.5 - PRENAVATE	86,914 m ²
■	Njionica A.1.02.1 - PRENAVATE	61,020 m ²
■	Njionica A.1.02.2 - VOJNE	107,657 m ²
■	Njionica A.1.02.3 - VOJNE	107,715 m ²
■	Njionica A.1.02.4 - PRENAVATE	93,154 m ²
PRENAVATE PRIESTORY		341,118 m ²
VOJNE PRIESTORY		575,093 m ²



BOMA measurement standards

1 NP

