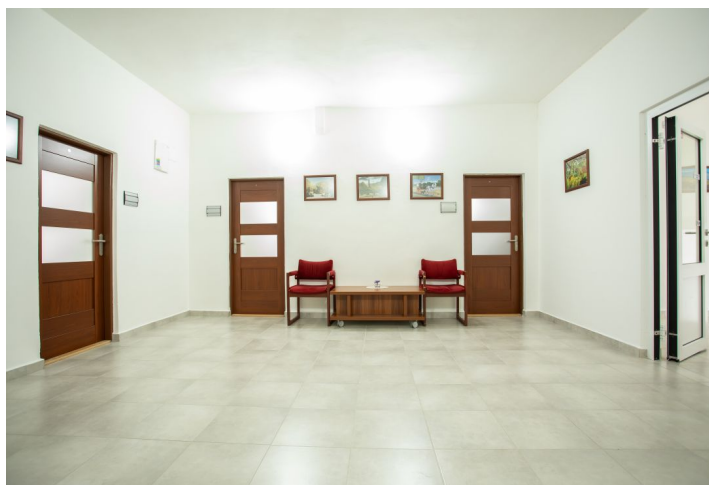




## Office space

€ 7.00 - 7.50 / m<sup>2</sup> | CZK 170 - 183 / m<sup>2</sup>

1 718 m<sup>2</sup>, Považská Bystrica, Považská Bystrica, Robotnícka



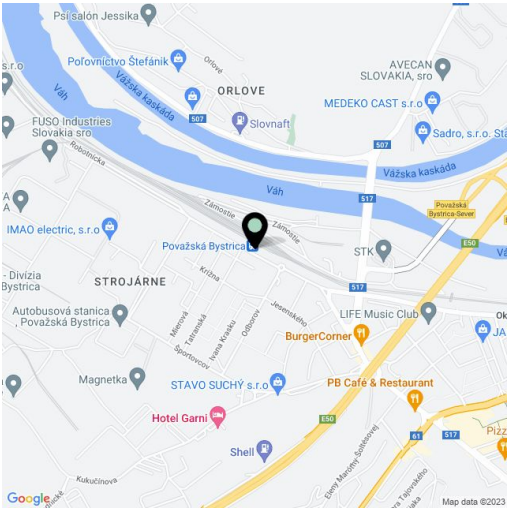


Office space

€ 7.00 - 7.50 / m² | CZK 170 - 183 / m²

1 718 m², Považská Bystrica, Považská Bystrica, Robotnícka

|                  |                      |
|------------------|----------------------|
| Service price    | 3 EUR monthly per m² |
| Available area   | 906 m²               |
| Cellar           | -                    |
| Parking          | Yes                  |
| PENB             | A                    |
| Reference number | 103656               |



Renovated four-story office building in an industrial complex in Považská Bystrica with good access to the D1 highway and a railway station. The space can be used as elegant offices, business premises, or for the purpose of warehouse units or for light production. The individual premises can also be rented separately.

The administrative premises come with a reception desk in the lobby. On the 2nd floor, there are two separate rooms with floor areas of 217.70 sq. m. and 466.03 sq. m. respectively, which can be connected together as needed. The 3rd floor also has two separate rooms of 56,34 sq. m. and 340,38 sq. m. On the 4th floor is a large 906 sq. m. open space with its own dressing room (39.88 sq. m.) and sanitary facilities that takes up the entire floor. The floor load capacity is up to 500kg/sq. m. Throughout the building, there are newly built toilets including barrier-free facilities. The premises can be split according to the needs of the tenant into smaller offices, and other building modifications can be implemented upon agreement between the tenant and the landlord.

The building is heated centrally by steam gas; it has a convenient freight elevator and the exterior is secured by a camera system. There are plenty of parking spaces by the building. The access road is owned by the property owner.

There are several restaurants and bistros within walking distance. A public transport stop is only 300 meters away.

Tenant pays no commission.

**€ 7.00 - 7.50 / m<sup>2</sup> | CZK 170 - 183 / m<sup>2</sup>**

1 718 m<sup>2</sup>, Považská Bystrica, Považská Bystrica, Robotnícka

Architectural floor plan of the 1st floor. The plan shows a large central hall (1.01) with a grid of columns. To the left is a staircase (1.02) and a small room (1.03). To the right is a long corridor (1.04) with several doors. The plan includes dimensions and a scale bar.

- **Explain** software
- **Explain** data
- **Explain** how a network can be used
- **Explain** the...

[illegible]

This is a detailed architectural floor plan of a building, oriented vertically. The plan features a large central area shaded in light green, which is divided into two main sections by a vertical corridor. The left green section is labeled 'Platz' and the right green section is labeled 'Platz'. Surrounding this central area are various rooms and corridors. At the top, there are several rooms labeled 'Platz' and 'Platz'. In the middle, there are rooms labeled 'Platz' and 'Platz'. At the bottom, there are rooms labeled 'Platz' and 'Platz'. The plan also includes a staircase on the left side, a kitchen area on the right side, and a bathroom area at the bottom. The overall layout is symmetrical, with a central corridor running vertically through the middle of the building.



**€ 7.00 - 7.50 / m<sup>2</sup> | CZK 170 - 183 / m<sup>2</sup>**

1 718 m<sup>2</sup>, Považská Bystrica, Považská Bystrica, Robotnícka

Architectural floor plan of the first floor of a building. The plan shows a large rectangular hall with a green floor, divided into sections by dashed lines. There are two staircases, one on the left and one on the right, both labeled 'STAIRS'. A central area is labeled 'RECEPTION'. The plan includes dimensions for the overall building and various sections.