



## Retail space

Bratislava III, Nové Mesto, Vajnorská

Rented



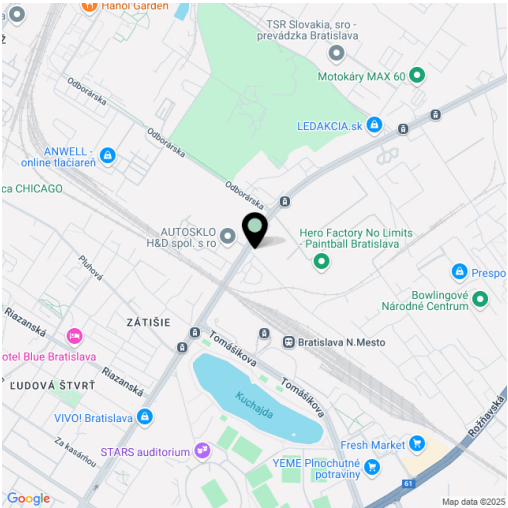


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Rented

|                  |        |
|------------------|--------|
| Available area   | 135 m² |
| Parking          | Yes    |
| PENB             | A      |
| Reference number | 108131 |



**Commercial space (135 m²) for rent in a shell & core state located on the ground floor of a multifunctional building in one of the busiest addresses in Bratislava. The space offers a wide range of uses: shop, office, beauty salon, bistro, or cafe.**

Commercial space for rent in a new multifunctional building on Vajnorská Street. The floor area of the empty premises (shell & core) accessible directly from the street with storefront windows is **135 m²**. The space also has a **20 m² terrace**.

- Facilities:
- 3 waste lines, so that toilets can be created in three places
  - fan coil cooling system
  - preparation for air recovery from the street
  - preparation for underfloor heating
- The rental price also includes **2 garage spaces** with the possibility to rent 6 additional parking spaces directly in the garage under the building.

**Location**

Vajnorská Street is the **pulsating traffic artery of Bratislava**. A unique central urban location with complete amenities and many residential buildings. In the vicinity you will find the Central shopping center, the Jama leisure park, the Tehelné pole swimming pool, Nová Doba children's playground, Ondrej Nepela Winter Stadium, National Football Stadium, or Kruh bakery. Another advantage is also its proximity to the upcoming Istropolis cultural and congress center.

Interior 135 m²