



Retail space

Bratislava III, Bratislava, Račianska

€ 12.50 - 14.50 / m² | CZK 304 - 353 / m²

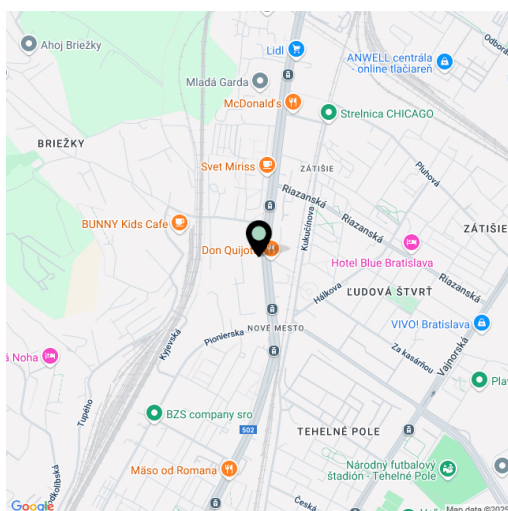




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Bratislava III, Bratislava, Račianska

Service price	3 EUR monthly per m ²
Available area	154 m ²
Parking	Yes
PENB	A
Reference number	109470



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Commercial space with excellent accessibility, modern standards, and the possibility of customizing the layout in an elegant office building near the busy Račianska - Pionierska intersection. The location is perfectly connected to the direction Pezinok - Svätý Jur - Rača and at the same time easily accessible from the center of Bratislava. Available 11/25.

Layout and flexibility

The business premises are divided into two separate units, which are further divided into modules. The basic building element of the lease is a module with an area of approximately 90 m² (approx. 15 × 6 m). The layout (partition layout) can be adapted to your requirements - we provide flexible, tailor-made solutions. A share of the common areas and a 3% add-on are added to the total area of the rented space.

Facilities of the commercial space:

Floor – tiles
 SDK ceiling
 Ceiling lights
 Basic electrical wiring
 Painting of perimeter walls
 Fancoil units (cooling/heating)

The premises don't include their own facilities, toilets, or other structural alterations. These can be found in the common areas or by individual agreement.

Technical building parameters:

Unrestricted 24/7 access to the building with a security service
 Elegant reception
 2 elevator with a capacity of 13 people
 Electronic fire system
 Separate energy meters
 Openable windows with exterior blinds
 Fancoil system of cooling and heating
 Clear height of 2.9 m
 Shared kitchenettes on each floor
 Parking in an enclosed complex