



## Office building

1 100 m<sup>2</sup>, Bratislava I, Staré Mesto, Gorkého

Ask for price







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| UNIT                              | AVAILABLE AREA | SERVICES             | PARKING | MONTHLY RENT  |
|-----------------------------------|----------------|----------------------|---------|---------------|
| Retail space, Semi-recessed floor | 400 m²         | 6 EUR monthly per m² | No      | Ask for price |
| Office space, 2nd floor           | 270 m²         | 6 EUR monthly per m² | No      | Ask for price |



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|                         |          |
|-------------------------|----------|
| Total building area     | 3 259 m² |
| Tenant consumption      | —        |
| Parking                 | -        |
| Parking service charges | —        |
| Parking ratio           | —        |
| Certification           | —        |
| PENB                    | B        |
| Reference number        | 35553    |

This completely reconstructed architectural gem was built at the beginning of the 20th century according to the plans of architect Jozef Hubert for the needs of the Hungarian Chamber of Commerce and Industry. Over 110 years old now, having been completely restored it embodies the unique combination of history and the modern era. It offers premium, elegant office and retail space that meet the highest standards and are fully equipped with the latest technology. All this at a prestigious address in the heart of the capital city.

The attractive premises with an entrance from the central social hall with a glazed roof are situated in the middle of the city in a tourist zone just a few steps away from the streets and corners of Old Town with the best restaurants, cafes, and bars in the historical part of Bratislava close at hand. Excellent transport accessibility by car or public transport, right next to several tram stops.

**Location:**

The central location offers everything you need for your business: a wide range of services, shops and complete amenities (public institutions, banks, notary offices or law firms, post offices, hotels) within walking distance.

**Features and Services:**

Elegant reception  
 Electronic secure access and entrance control system  
 CCTV security camera system  
 Peripheral intrusion protection  
 Voice alarm systems and electronic fire alarm systems  
 Openable windows  
 Motorized exterior blinds  
 Emergency lighting  
 Integrated heating and cooling system connected to a central intelligent system  
 Forced ventilation of the common areas and part of the client areas  
 Intelligent electrical wiring  
 Fiber optic cabling  
 LED energy efficient lighting  
 2 personal elevators controlled by a DUPLEX system (option to block floors from inside the elevator)  
 Clear office height of 4,500 - 3,400  
 Suspended floor  
 Office wall dividers - solid brick (stationary wall), SDK variable dividers

Lessee pays no commission.



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