



## Office space

Bratislava II, Ružinov, Plynárenská

€ 12.50 / m<sup>2</sup> | CZK 306 / m<sup>2</sup>



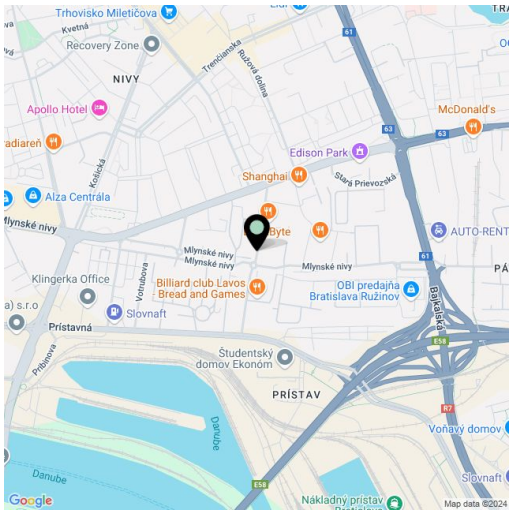


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€ 12.50 / m² | CZK 306 / m²

|                  |                      |
|------------------|----------------------|
| Service price    | 5 EUR monthly per m² |
| Available area   | 377 m²               |
| Cellar           | -                    |
| Parking          | 70 - 110 EUR         |
| PENB             | G                    |
| Reference number | 106564               |



Office Spaces for Rent in the Bratislava Business District in Ružinov.

Many domestic and international companies are headquartered here. The office building features a simple and impressive architectural concept, consisting of three interconnected blocks.

Building Standard:

- Unlimited access to the building 24/7 with security service
- 3 separate entrance halls with representative reception areas
- 3 passenger elevators and one freight elevator in each block
- Property management located directly within the building
- A grassy square providing a wide range of services, local gastronomic establishments, and pleasant cafés with seasonal terraces
- 2 underground floors with parking spaces, visitor parking in front of the building, charging stations for electric cars
- A service station for bicycle repair and maintenance available
- Showers on the ground floor of the building
- Green roof terrace
- Electrical energy from renewable sources

Office Space Standard:

- Fan-coil system ensuring heating and cooling
- Fully openable windows
- Ceiling height in offices: 3.3 m with open ceiling
- Open ceilings or ceilings with lowered suspended ceilings
- Open floor plan or office and meeting room configurations according to preferences
- Built-in automatic fire extinguishing system
- Separate energy consumption meters