





Office space

Bratislava I, Staré Mesto

€ 9.00 / m² | CZK 222 / m²

Service price	4 EUR monthly per m ²
Available area	178 m ²
Cellar	-
Parking	120 - 120 EUR
PENB	G
Reference number	108966

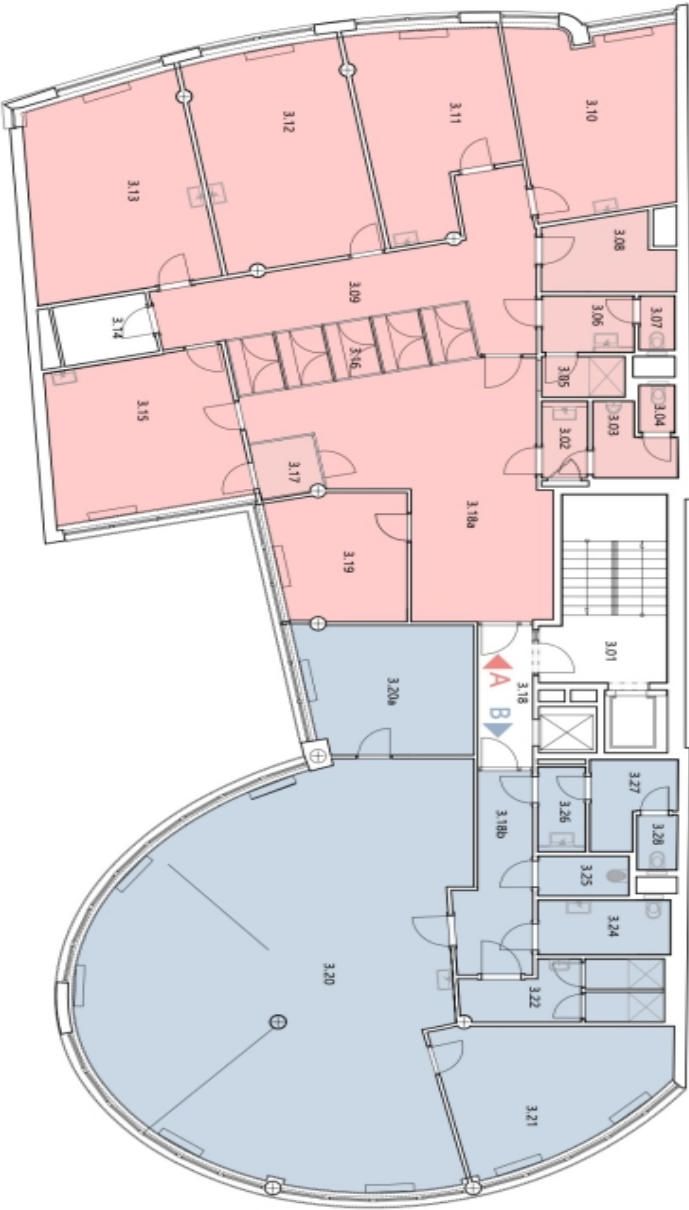
This elegant office space for rent with a total area of 178 m² is located on the 3rd floor of a multifunctional building on Grösslingova Street, right in the historical heart of Bratislava's Old Town. This prestigious location provides an ideal business environment with excellent accessibility and full civic amenities. Public transport stops, restaurants, cafés, banks, and other services are all within walking distance.

Thanks to its practical layout, the space can be easily adapted to the specific needs of the tenant. The current configuration includes one large open area, several smaller private offices and rooms, a bathroom, a separate WC, a shower, and a preparation for a kitchenette or additional sanitary facilities.

Amenities include **air-conditioning**, radiator heating, and **operable windows** that provide natural ventilation and plenty of daylight. The space also features built-in sanitary facilities including sinks, a shower, and toilets.

Parking is available right by the building.

This space is suitable as corporate headquarters, a law office, coworking space, a creative studio, a client center, as well as a language school, training center, medical or counseling facility—especially due to the existing hygienic setup and potential for further technical adjustments.



LEGENDA PRIESTOROV 3. POSCHODIE		
ČÍSLO	TPP PRIESTORU	PLOCHA (m ²)
3.01	SKLADISKO	16,6
3.02	PRIEDEN WC	2,8
3.03	CHODBA WC	3,9
3.04	WC	1,3
3.05	SPRCHA	2,6
3.06	PRIEDEN	4,0
3.07	WC	1,5
3.08	TRAKCIA	6,9
3.09	CHODBA	24,1
3.10	PYZOTBAPELUT	21,9
3.11	PYZOTBAPELUT	20,4
3.12	PYZOTBAPELUT	20,5
3.13	PYZOTBAPELUT	26,8
3.14	SLAVENOVNA	4,4
3.15	PYZATIR	22,4
3.16	PRIEDIEKACIA KABINKA SX	9,9
3.17	PRIEDIEKACIA KABINKA	2,7
3.18	VSTUPNA HOLA/PRIEDSEN	6,0
3.18a	VSTUPNA HOLA	37,4
3.18b	VSTUPNA HOLA	10,1
3.19	KANCELARIA	12,8
3.20	OKRESOSTIA	104,1
3.20a	PRIESTOR	16,7
3.21	OKRESOSTIA	20,7
3.22	SATNA-SPRCHA	8,5
3.24	WC INOBI	5,6
3.25	UMIVADLACA MIESTNOST	2,8
3.26	PRIEDEN WC	3,2
3.27	CHODBA WC	4,8
3.28	WC	1,7
SPOLU		455,7
SPOLU PRIESTOR A		227,9
SPOLU PRIESTOR B		179,2

MIESTO STANIE	Gabrielova 7, 811 08 Bratislava	DATE	07/2024
OSAHANÝ VÝKRES	PODROBNÝ KAP	VERZIA	1/02
PROJEKTA	ARCHITEKTURA	FORMAT	A4