



Office building

Bratislava III, Bratislava, Račianska

€ 12.50 - 14.50 / m² | CZK 307 - 356 / m²





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Service price	4 EUR monthly per m ²
Available area	722 m ²
Tenant consumption	—
Parking	65 - 75 EUR
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	109463

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.

The building has 5 floors, each offering **998 m²** of space. Spaces are **available from 19 m²** (single-window office), while the layout of the partitions can be adapted to the client's requirements. The leaseable area includes a share of the common areas (reception, kitchens, elevators, staircase) and a 5% add-on. On each floor there are shared kitchens with a dining room, which are part of the standard.

Building facilities:Elegant **reception**

Unrestricted 24/7 access to the building with a security service

2 elevators with a capacity of 13 people

Electronic fire system

Outdoor parking in front of the building, behind the building, and in the complex

Separate energy meters

Openable windows with exterior blinds

Modern fancoil system of cooling and heating

Clear height of **2.9 m****Facilities of the premises:**

Quality tiles

SDK lowered ceiling with ceiling lights

Basic electrical wiring

Painting of perimeter walls

Fancoil units (cooling/heating)

The premises do not include private facilities, toilets, or other building alterations - these are part of the common areas or by individual agreement.



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