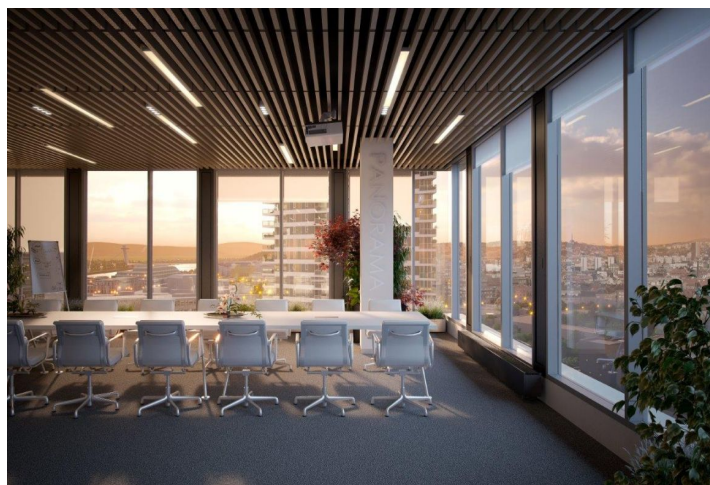
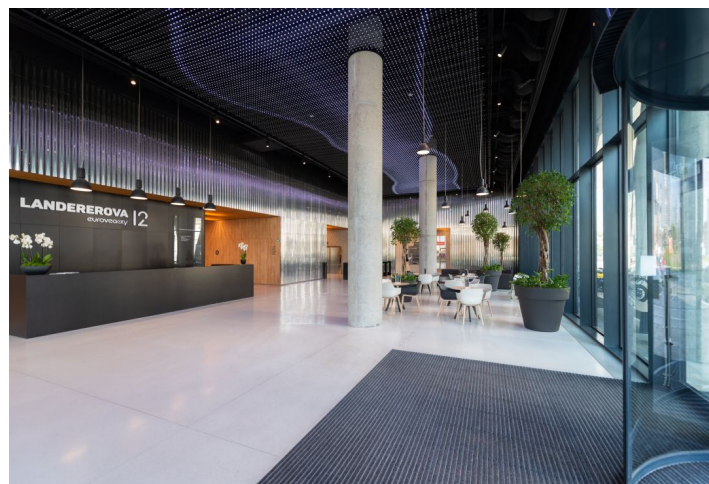
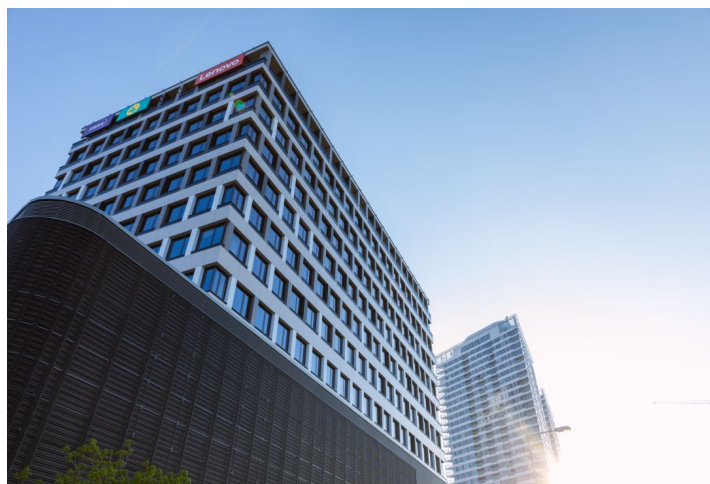




## Office building

€ 15.00 - 16.50 / m<sup>2</sup> | CZK 367 - 404 / m<sup>2</sup>

587 m<sup>2</sup>, Bratislava I, Old Town, Landererova





## Office building

€ 15.00 - 16.50 / m<sup>2</sup> | CZK 367 - 404 / m<sup>2</sup>

587 m<sup>2</sup>, Bratislava I, Old Town, Landererova

|                         |                                  |
|-------------------------|----------------------------------|
| Service price           | 5 EUR monthly per m <sup>2</sup> |
| Total building area     | 22 800 m <sup>2</sup>            |
| Tenant consumption      | —                                |
| Parking                 | Yes                              |
| Parking service charges | —                                |
| Parking ratio           | —                                |
| Certification           | —                                |
| PENB                    | A                                |
| Reference number        | 32251                            |

**Modern office building in the business part of Bratislava offers for rent first-class office space. The flexible interior design of the building makes it possible to perfectly adapt the office space to address the unique requirements of all users: whether they require standard functional offices or creative, entertaining coworking open spaces.**

### Location:

The building is situated on the corner of the streets Landererova and Košická, with excellent visibility around the passing and excellent connection to the city and highway traffic junctions. A bus station is within walking distance, while Bratislava Train Station and Bratislava Airport are a 15-minute drive away. Traffic availability is underlined by the amount of public transport around. There are many restaurants and basic facilities in the area. The nearest post office and shopping opportunities are in the nearby Eurovea shopping center, which is within walking distance.

### Facilities & services:

- parking for tenants and visitors to the building
- 24-hour guard service, CCTV security camera system
- intelligent Building Management System
- non-contact magnetic / chip cards
- high flexibility of space division - open space and separate offices, according to tenant's requirements
- a space for bicycles in the garage
- raised floors
- suspended ceilings
- openable windows

Rents and fees are listed without VAT. Tenant pays no commission.