



## Office space

Bratislava III, Nové Mesto, Račianska

€ 406 800 | CZK 10 011 348





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Available area	118 m <sup>2</sup>
Tenant consumption	—
Parking	Parking in the price from 14 940 EUR with VAT.
Parking service charges	—
Parking ratio	—
Certification	—
PENB	A
Reference number	37920

The multifunctional Guthaus complex, which is being created in a transforming location along Račianska Street, has the ideal location to change the existing space into a sought-after part of the city. Office spaces created in the post-industrial area with comprehensive civic amenities will be part of the newly emerging modern urban architecture. Expected date of approval December 2021, date of handover of the office in 3Q 2022.

## Location:

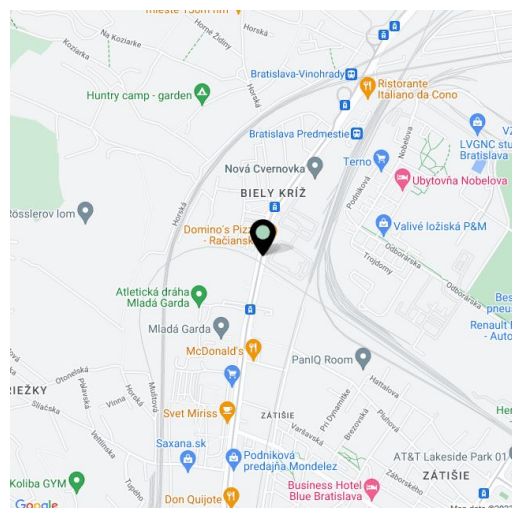
Račianska street combining modern development with industrial areas is gradually changing into an attractive zone. It brings the advantage of a quick access to all services and institutions by a tram, a bus or a car. In the future, there will be an opportunity to use the interchange of an urban rail transport and the rich infrastructure of cycle paths in the vicinity of the project. In the neighborhood of the Little Carpathians or Nová Cvernovka, they already offer a creative environment and make the new city boulevard an attractive space for a working environment.

## Equipment and services:

- economical building - LEED certified
- quality design of entrance areas - use of natural materials
- building part: office in **shell & core design**, floors made of cement screed approx. 55 mm, reinforced concrete and masonry partitions delimiting the boundary of the sales space, aluminum windows with insulating 3-glass
- air conditioning: connection points (openings in the facade, supply of the necessary electrical power and heating water), supply / exchange of fresh air 50 m<sup>3</sup> / hour / person
- cooling: cooling connection points brought under the ceiling - terminated by a control valve, shut-off valve and cold meter
- heating: heating connection points brought under the ceiling - terminated by control valve, shut-off valve and heating meter
- sanitary engineering: connection point for cold water - terminated by a shut-off valve with metering, connection point for sewage
- electrical installations: low-current data lines terminated at the border partition of the unit, including low-current switchboard, electrical connection point - supply cable to the unit, billing measurement of electricity consumption
- fire protection: electric fire alarm and voice alarm in the building, fire water distribution with hose reels and fire extinguishers

Possibility to purchase an outdoor parking space at a price of 14,940 EUR with VAT or a garage parking space from 19,900 EUR with VAT.

Interior 118 m<sup>2</sup>, exterior - balcony 40 m<sup>2</sup>





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