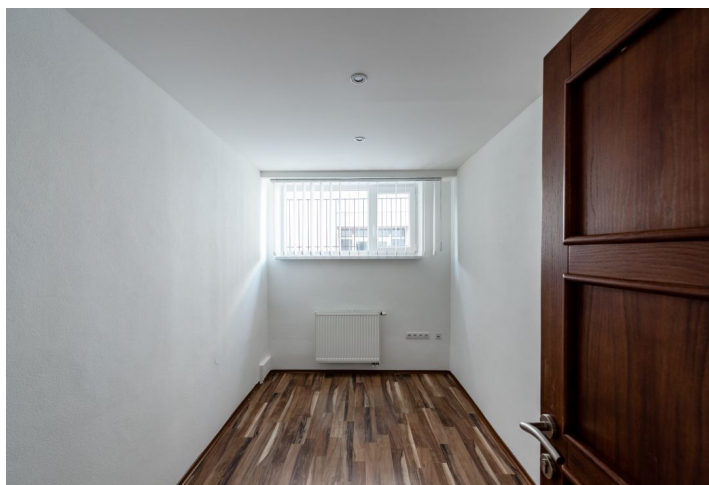




## Office space

Bratislava III, Nové Mesto, Tehelná

€ 7.50 - 10.00 / m<sup>2</sup> | CZK 184 - 246 / m<sup>2</sup>





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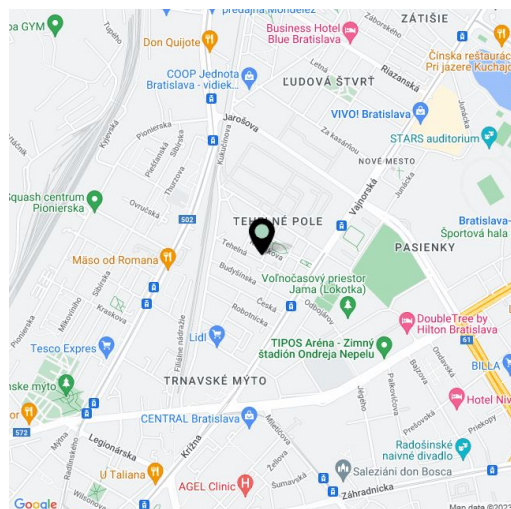
Service price	3 EUR monthly per m <sup>2</sup>
Available area	380 m <sup>2</sup>
Cellar	-
Parking	EUR 75/space/month
PENB	G
Reference number	38669

Administrative premises for lease in a one-story building with its own parking spaces situated in New Town near Trnavské mýto, a location with full amenities close at hand, excellent transport accessibility, and connections to other parts of the city (by car, public transport, on foot).

The premises with a floor area of 380 sq. m. are divided into several separate rooms with a **clear office height ranging from 2.45 m to 4 m**. There is a single entrance, its own kitchen, and separate toilets. They are intended to be leased as a whole. The space is secured by an alarm security system as well as mechanical security (windows with grilles). The premises **come with outdoor parking spaces available for rent**.

Trnavské mýto and its surroundings have become an important part of the wider city center. The location has **direct connections to the main train station as well as the airport**, it is home to the **Central shopping and entertainment center**, and it also offers other shopping opportunities including a produce market, restaurants, cafes, schools, a health care facility, and popular sport facilities. Its post-industrial character is currently undergoing a transformation and has the potential of becoming an important cultural and social hotspot in Bratislava and significantly strengthening its position as an important transport hub.

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







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