



## Office building

496 m<sup>2</sup>, Trnava, Trnava

€ 10.10 / m<sup>2</sup> | CZK 249 / m<sup>2</sup>





## Office building

496 m<sup>2</sup>, Trnava, Trnava€ 10.10 / m<sup>2</sup> | CZK 249 / m<sup>2</sup>

|                         |                    |
|-------------------------|--------------------|
| Available area          | 496 m <sup>2</sup> |
| Tenant consumption      | —                  |
| Parking                 | Outdoor parking    |
| Parking service charges | —                  |
| Parking ratio           | —                  |
| Certification           | —                  |
| PENB                    | A                  |
| Reference number        | 40325              |

This newly built three-story office building with an excellent location by a D1 highway exit in the Trnava industrial park offers retail space for lease of about 500 sq. m. with outdoor parking included in the price. Premises can also be leased separately on each floor. They can be used as office space or retail premises.

The ground floor with an area of 208 sq. m. has an entrance hall with a **reception**, a kitchen, a toilet, a bathroom, a large garage that can be used as storage, a meeting room, and an office. The first floor with an area of 159 sq. m. consists of a kitchen, toilet, bathroom, **meeting room**, and office space. The second floor with a floor area of 129 sq. m. is divided into a toilet, bathroom, and meeting room with offices. There is also an outdoor **parking lot** in front of the building.

Interior 496 m<sup>2</sup>

Monthly rent EUR 4,999 without VAT