Offices
Bajkalská, Bratislava-Ružinov

850 €/month







Business name: HERRYS s. r. o.

Registered seat of the company: Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | **Address of real-estate agency:** Bottova 8122/4, Bratislava - mestská časť Staré Mesto 811 09 1 | **Business identification No.:** 45 280 436 | **Tax identification No.:** 2022920339 | **VAT identification No.:** SK 2022920339 | **Registration:** City Court Bratislava 3, Section: Sro, File No. 61514/B | **Bank connection:** SK59 1100 0000 0029 2685 5132 - Tatra Banka





HERRYS – PARTIALLY FURNISHED OFFICE SPACE TO LET IN THE NOVÝ RUŽINOV DEVELOPMENT

HERRYS – rental of a partially furnished and air-conditioned space in the Nový Ružinov development

The office space is situated on the 5th floor (out of a total of 6) in the Nový Ružinov mixed-use building and includes a 24 m² loggia. The space is fitted with a kitchen, including kitchen appliances, built-in wardrobes and air conditioning in every room. Two parking spaces are included in the rent.

The flat's usable floor area is 97 m²
Facing: East
Monthly service charges: 162 EUR
Available from 1 January 2027

The rent and monthly service charges are quoted exclusive of VAT. The applicable VAT rate will be added to the prices quoted.

DISPOSITION

the space consists of an entrance hall, a large main room with kitchen, two separate rooms, bathroom with bath, toilet, large loggia and storage located on the same floor just a few meters from the entrance to the apartment

LOCALITY

The Nový Ružinov project has complete civic amenities and excellent access to the motorway ring road and the city



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centre.

BENEFITS

New building
Large loggia
Excellent availability and access to the highway and all parts of Bratislava
Air conditioning

PRICE

Rent: €850 per month, including 2 parking spaces in the underground car parkUtilities: €162 per monthMonthly depositThe applicable VAT rate will be added to the prices quoted

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