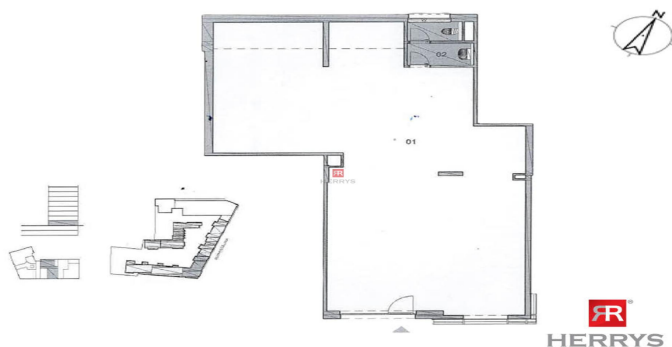


Business premises Blumentálska, Bratislava-Staré Mesto

31 €/month



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | 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 - 130 M2 COMMERCIAL SPACE FOR RENT IN THE NEW STEIN BUILDING ON BLUMENTALSKA STREET

HERRYS real estate agency offers commercial space **for rent in the new STEIN building on Blumentálska Street, in one of the busiest parts of the wider center of Bratislava.** The location is known for its high foot traffic throughout the day thanks to its proximity to offices, residential projects, schools, public transport stops, and excellent civic amenities. The proximity of major transport hubs such as Trnavské mýto and Karadžičova Street guarantees excellent accessibility for clients and employees alike.

The STEIN project is a modern city block with a stable residential and commercial base, creating ideal conditions for various types of services or retail.

The location is suitable for tenants looking for space in a lively, dynamic environment with above-average foot traffic and excellent visibility.

Area: 130 m2

Possibility to reduce the area to 100 m2

Condition: open space, only toilet and small kitchen

If you are interested in using the space for a restaurant, it is possible to use the terrace on the sidewalk in front of the commercial space

3 parking spaces available in the garage (-2nd floor) for a fee

Price: **25 EUR/m2 + VAT**

Monthly operating costs: **300 EUR/month and electricity will be transferred to the tenant**

The commercial space is available for rent **from February 1, 2026.**

DISPOSITION

According to the attached floor plan

- Area 130 m2
- Possibility to reduce the area to 100 m2

LOCALITY

The commercial space is located in the STEIN project on Blumentálska Street, in one of the busiest parts of the wider



Ing. Andrea Kaňuščáková

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+421 948 445 111

Ad ID: AK270

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center of Bratislava. The location is known for its high foot traffic throughout the day, thanks to its proximity to offices, residential projects, schools, public transport stops, and excellent civic amenities.

In the immediate vicinity, there are grocery stores, cafes, restaurants, and services that naturally attract foot traffic and increase the visibility of any business concept. The proximity of major transport hubs, such as Trnavské múto or Karadžičova Street, ensures excellent accessibility for both clients and employees.

The STEIN project is a modern city block with a stable residential and commercial base, creating ideal conditions for various types of services or retail.

The location is suitable for tenants looking for space in a lively, dynamic environment with above-average foot traffic and excellent visibility.

BENEFITS

- Spacious commercial space in a busy location in the new STEIN building on Blumentálska Street
- Area 130 m², possibility of reducing to 100 m²
- Technical condition: open space - possibility of furnishing according to the tenant's own ideas (at the tenant's expense)
- If you are interested in using the space for a restaurant, it is possible to use the terrace on the sidewalk in front of the commercial space
- 3 parking spaces available in the garage (-2nd floor) for a fee

PRICE

Price: 25 EUR/m² + VAT Monthly operating costs: 300 EUR/month and electricity will be transferred to the tenant

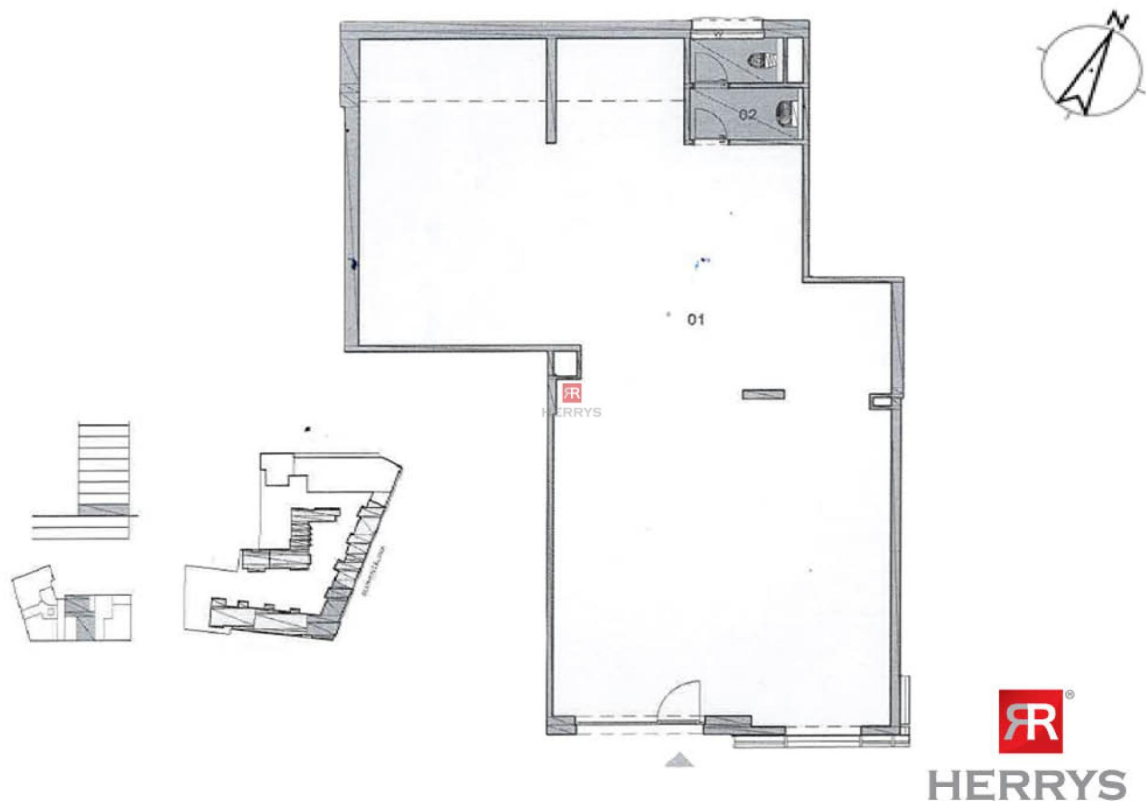
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