

Offices

Strážnická, Bratislava-Staré Mesto

1 100 €/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 - MODERN COMMERCIAL SPACE FOR RENT IN A SOUGHT-AFTER LOCATION IN THE OLD TOWN

HERRYS - Ground floor office space with a terrace suitable for various uses (offices, services, studio, etc.) for rent in a new building on Strážnická Street.

This attractive non-residential space is located on the ground floor of a modern new building. The space is air-conditioned and equipped with underfloor heating, which ensures high comfort throughout the year. A separate toilet and exterior blinds are a matter of course.

A great advantage is the possibility of modifying the space according to the individual needs and ideas of the future tenant, which allows for its flexible use.

A parking space in the underground garage can be rented for EUR 120/month.

The space is available immediately.

The usable area of the space is 96 m² (apartment 72 m², balconies 24 m²)

Orientation: SE

Monthly operating costs: EUR 200



Samuel Orság

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DISPOSITION

The space is currently divided by a plasterboard partition into a larger and smaller room. The layout is flexible – the partition can be removed and the space adapted to the individual needs of the tenant. The space includes a separate toilet and a direct entrance to a private terrace, which is a great advantage.

LOCALITY

Stražnícka Street is located in a sought-after location with excellent access to the city center. It offers a pleasant urban environment with complete civic amenities in the immediate vicinity and, at the same time, a peaceful setting for living or doing business. The location is characterized by good public transport accessibility, quick connections to major transport routes, and convenient connections to other parts of Bratislava.



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BENEFITS

Quiet and sought-after location

Accessibility to the city center

Possibility to customize the space according to the tenant's needs

Air conditioning

PRICE

Rent: €1,100/month Utilities: €200/month Parking space: €120/month

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