

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

samuel.orsag@herrys.sk

+421 948 973 555

Ad ID: S0084

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



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

Stražnická 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.



Samuel Orság

samuel.orsag@herrys.sk
+421 948 973 555
Ad ID: S0084

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



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

© The text and photos are the author's work and property of the real estate agency HERRYS.



Samuel Orság

samuel.orsag@herrys.sk

+421 948 973 555

Ad ID: S0084

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



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