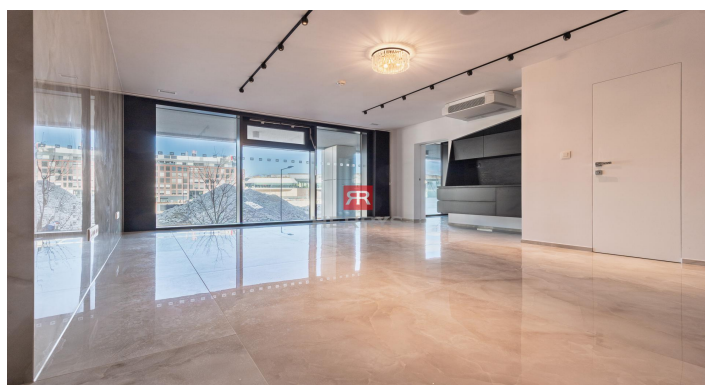


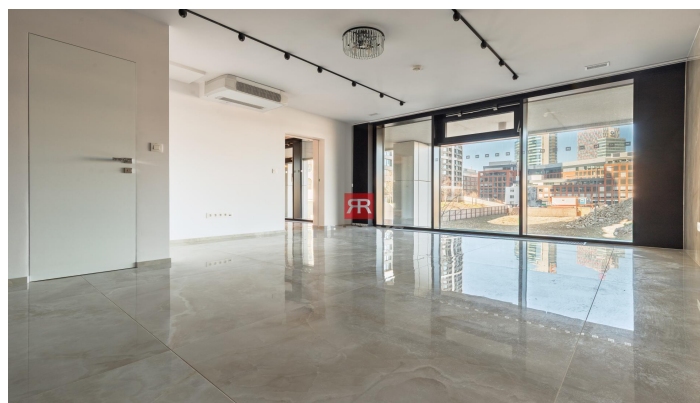
## Business premises Bottova, Bratislava-Staré Mesto

**550 €/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 - FOR RENT AN ATTRACTIVE NEWLY FURNISHED SPACE IN THE PREMIUM PROJECT METROPOLIS.

Real estate agency HERRYS exclusively offers for rent a newly furnished commercial space suitable for office use, located in the **premium residential project METROPOLIS** in Bratislava - downtown.

The space consists of **two separate units** connected by sliding doors, **allowing them to be rented individually or together as one larger unit**. The respective floor areas are 33 m<sup>2</sup> and 31 m<sup>2</sup>.

The office spaces are **brand new, recently completed, and have not yet been used**. They are fully furnished for office purposes and **ready for immediate occupancy without the need for any additional investment**. The layout and equipment are ideal for office use or consulting services.

The premises are situated in **Tower B of the METROPOLIS project**, with access from a representative interior corridor on the 2nd floor. A key feature of the space is the large-format glazing, providing ample natural daylight and offering views of the project's commercial promenade and the dynamically developing Bratislava downtown.

Each unit comes with one **parking space on the ground floor**, ensuring convenient parking for the tenant or clients; however, renting the parking space is not mandatory.

The monthly rent for one unit is €550. The price of a parking space is €150 per month. Monthly costs for utilities and services will be added to the stated prices. All prices are exclusive of VAT, which will be charged in accordance with applicable legislation.

## DISPOSITION



**HERRYS s.r.o.**  
info@herrys.sk  
+421220868866  
Ad ID: met\_ns01

Business name: HERRYS s. r. o.

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The space consists of **two separate units connected by sliding doors**, allowing them to be **rented individually or together as one larger unit**. The respective floor areas are 33 m<sup>2</sup> and 31 m<sup>2</sup>.

Access to the premises is provided from an interior corridor on the 2nd floor of Tower B, which is accessible via a staircase or two elevators. The units feature large-format glazing and are oriented towards the northwest, offering views of the project's commercial promenade and the dynamically developing Bratislava downtown.

The METROPOLIS project - Tower B has a total of 18 floors and forms part of a modern urban center with excellent accessibility and full civic amenities.

## LOCALITY

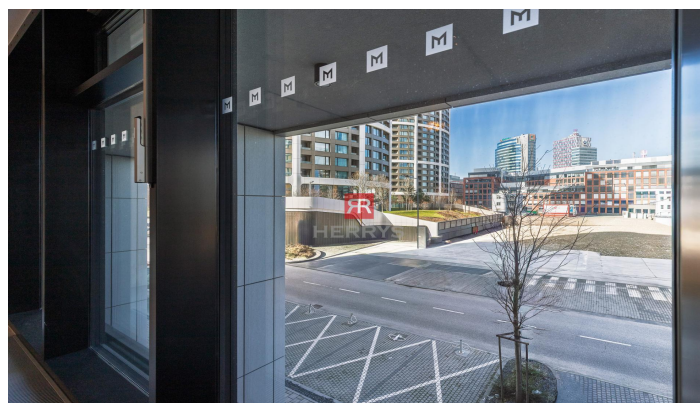
*METROPOLIS project is growing in a prestigious district of the Bratislava city center, in the so-called Bratislava downtown, on Bottová street. This new dynamic district combines the charm of the Old Town with the diversity of the modern world. It is an excellent location in the heart of the downtown with the most modern residential and administrative buildings, and it also represents the most modern district in Central Europe. Shopping centers, designer restaurants, bars, the Danube promenade and the historic city center are nearby.*



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## BENEFITS

- timeless, aesthetically refined architecture of the METROPOLIS project featuring an elegant commercial promenade with a canopy and majestic colonnade
- tinted large-format glazing adding a modern and elegant character to the space
- elegance reflected in the unified design of commercial signage
- opportunity to design your own business concept in an attractive space with high ceilings and excellent visibility
- an appealing architectural concept of two-level and single-level commercial units, creating a unique feature in Bratislava's city centre
- 24-hour reception
- convenient accessibility with the option to drive directly in front of the premises, along with stable parking located directly behind the commercial facilities
- prestigious address in the heart of Bratislava's new downtown
- significant business growth and prosperity potential driven by the increasing number of residential units (approximately 4,000 new apartments in emerging projects within the area)
- a semi-private green park located on the southern side of the METROPOLIS project
- a design-focused project characterized by high-quality materials and technological standards in apartment interiors, appealing to the most demanding clientele
- within walking distance: designer restaurants, bars, shops, business centres, office buildings, as well as numerous opportunities for sports and culture
- quick walking access to Bratislava's historic city centre, the Danube riverfront, and nearby shopping centres
- excellent transport connections, including quick access to the NIVY main bus station, public transport stops, and the city bypass

## PRICE



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