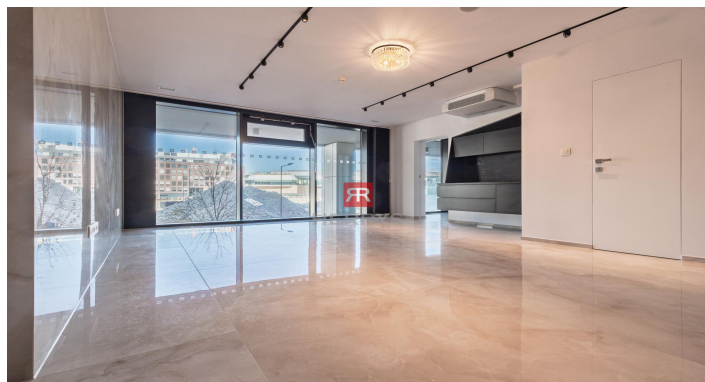


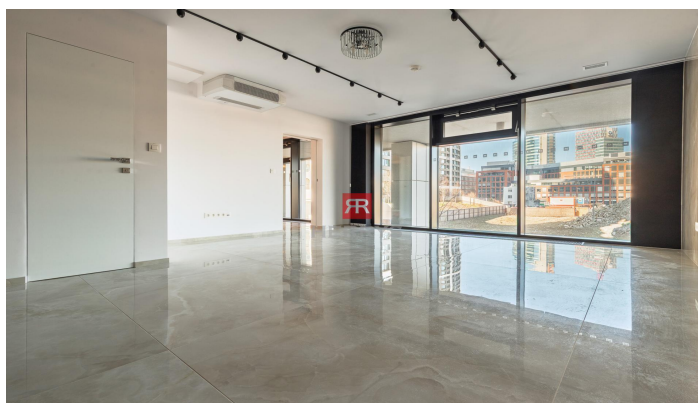
Business premises Bottova, Bratislava-Staré Mesto

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

HERRYS Real Estate Agency offers **exclusively for rent a newly furnished commercial space** suitable for an office in the premium residential **project METROPOLIS** in Bratislava – downtown.

The space **consists of two separate units** connected by sliding doors, which can be rented individually or together as one larger unit. The floor area of the individual spaces is 33 m² and 31 m².

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

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

Each unit comes with **1 parking space**, ensuring convenient parking for the tenant or clients; however, renting the parking space is not mandatory.

The rental price for one unit is €550 per month. The price of a parking space is €150 per month. Monthly costs for utilities and services will be charged in addition to the stated prices.

All prices are exclusive of VAT, which will be charged in accordance with applicable legislation.

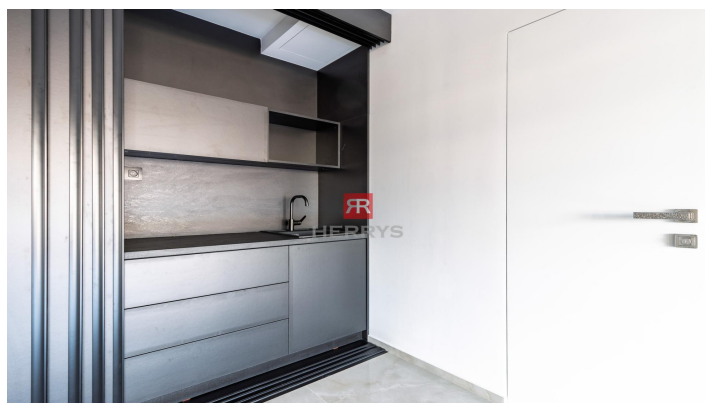
DISPOSITION



HERRYS s.r.o.
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+421220868866
Ad ID: met_ns01

Business name: HERRYS s. r. o.

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The commercial space consists of **two separate units with areas of 33 m² and 31 m²**, connected by sliding doors. The premises can be used individually or rented together as one functional unit, depending on the tenant's needs.

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

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

LOCALITY

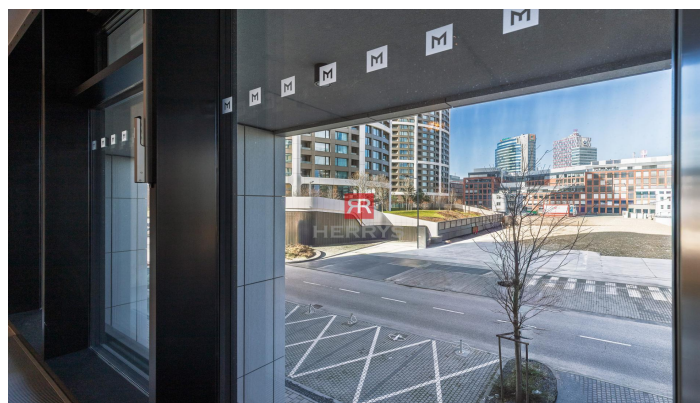
METROPOLIS project is growing in a prestigious district of the Bratislava city center, in the so-called Bratislava downtown, on Bottová street. This new dynamic district combines the charm of the Old Town with the diversity of the modern world. It is an excellent location in the heart of the downtown 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

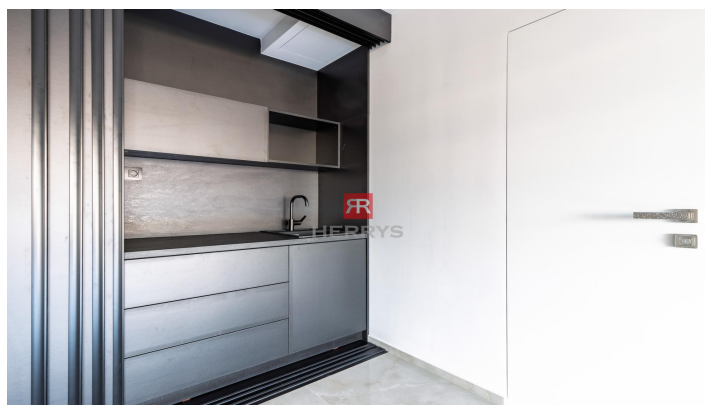
PRICE



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