

## Business premises Bottova, Bratislava-Staré Mesto

**810 €/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 - ATTRACTIVE RETAIL SPACE FOR RENT IN THE PREMIUM METROPOLIS PROJECT

HERRYS real estate agency offers exclusively for rent attractive commercial space in the premium residential project METROPOLIS in Bratislava - downtown. Retail space has large-format glazing and is part of an attractive commercial pier, with an excellent exposed corner location in tower B of the METROPOLIS project, with a view of the attractive Bratislava downtown.

Retail space is suitable for businesses such as: coffee point, ice cream parlor, bakery, pastry shop, tapas/wine point, mini bistro, wine shop, juice & smoothie bar, tobacco shop + coffee corner, or other smaller take-away gastro businesses, as well as a florist or premium retail.

The space includes one parking space on the ground floor of the project, which ensures comfortable parking for the tenant or clients.

Rental price is €960 per month and the monthly costs of energy and services in the amount of €150 will be added to the stated price. Price is stated without VAT, which will be charged in accordance with applicable legislation.

Rent retail space: €810 + VAT

Rent parking space: €150 + VAT

Rent total with utilities per month: €1110 + VAT

Retail space available from July 1, 2026

## DISPOSITION



**Ing. Gabriela Horňáková**

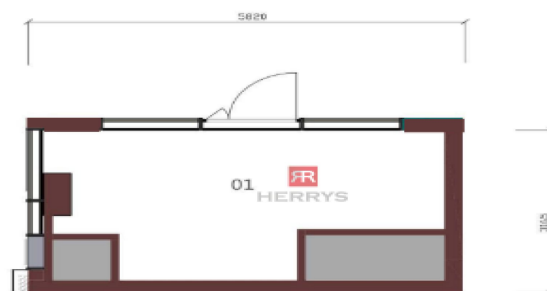
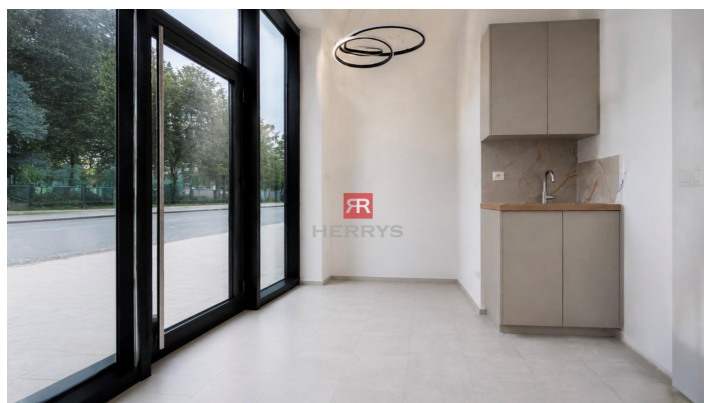
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Entrance to the space is provided directly from the commercial pier of the METROPOLIS project. The space has large-format glazing and is oriented to the northwest, with a view of the commercial pier of the METROPOLIS project and the dynamically developing Bratislava downtown. The area of the space is 12.08 m<sup>2</sup>. The METROPOLIS project - tower B has a total of 18 floors and is part of a modern city center with excellent accessibility and complete civic amenities.

## LOCALITY

METROPOLIS project is growing in a prestigious district of the Bratislava city center, in the so-called Bratislava downtown, on Bottova 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 also represents the most modern district in Central Europe. Nearby are shopping centers, designer restaurants, bars, the Danube promenade, as well as the historic city center itself.



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## BENEFITS

- aesthetic timeless architecture of the METROPOLIS project with an elegant commercial pier with an overlap and a majestic colonnade
- large-format glazing, giving the space a modern elegant appearance
- elegance consisting in a uniform design of advertising signage of the premises
- the opportunity to design your own project of a commercial operation in an attractive space with high ceilings, which will have excellent visibility
- attractive architectural concept of 2-storey and 1-storey commercial premises creating a unique place in the Bratislava center
- 24-hour reception
- comfortable accessibility with the possibility of access by car directly in front of the commercial operation and at the same time stable parking directly behind the commercial operation
- lucrative address, in the heart of the new downtown of the Bratislava center
- huge potential for business development and prosperity thanks to the growing number of apartments (approximately 4,000 new apartments in newly emerging projects in this location)
- semi-private park full of greenery extending from the southern side of the project METROPOLIS
- a design project characterized by high-quality material and technological design of the interiors of apartments and apartments, which appeals to the most demanding clientele
- within walking distance there are designer restaurants, bars, shops, business centers, administrative buildings and also many opportunities for sports and culture
- quick walking access to the historical center of Bratislava, the Danube Riviera as well as nearby shopping centers
- quick access to the main bus station NIVY, public transport stops, as well as transport access to the city bypass

## PRICE

Rent retail space: 810 € + VAT/month  
Rent parking space: 150 € + VAT/month  
Utilities: 150 € + VAT/month  
Total rent: 1110 € + VAT/month

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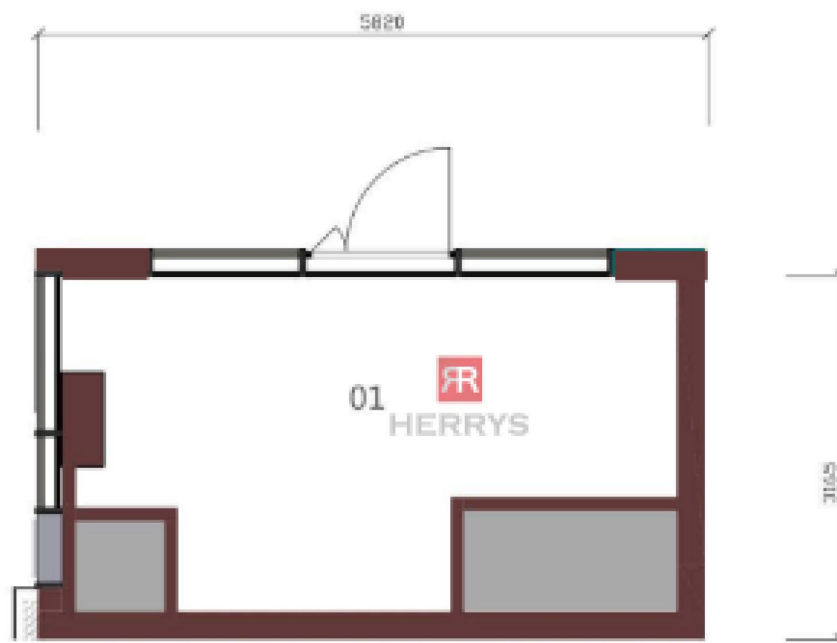
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