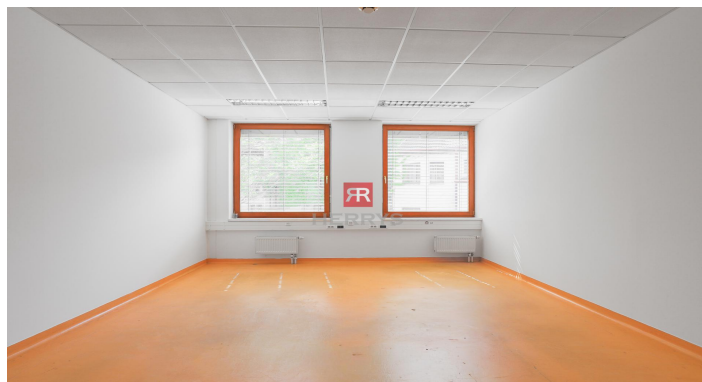
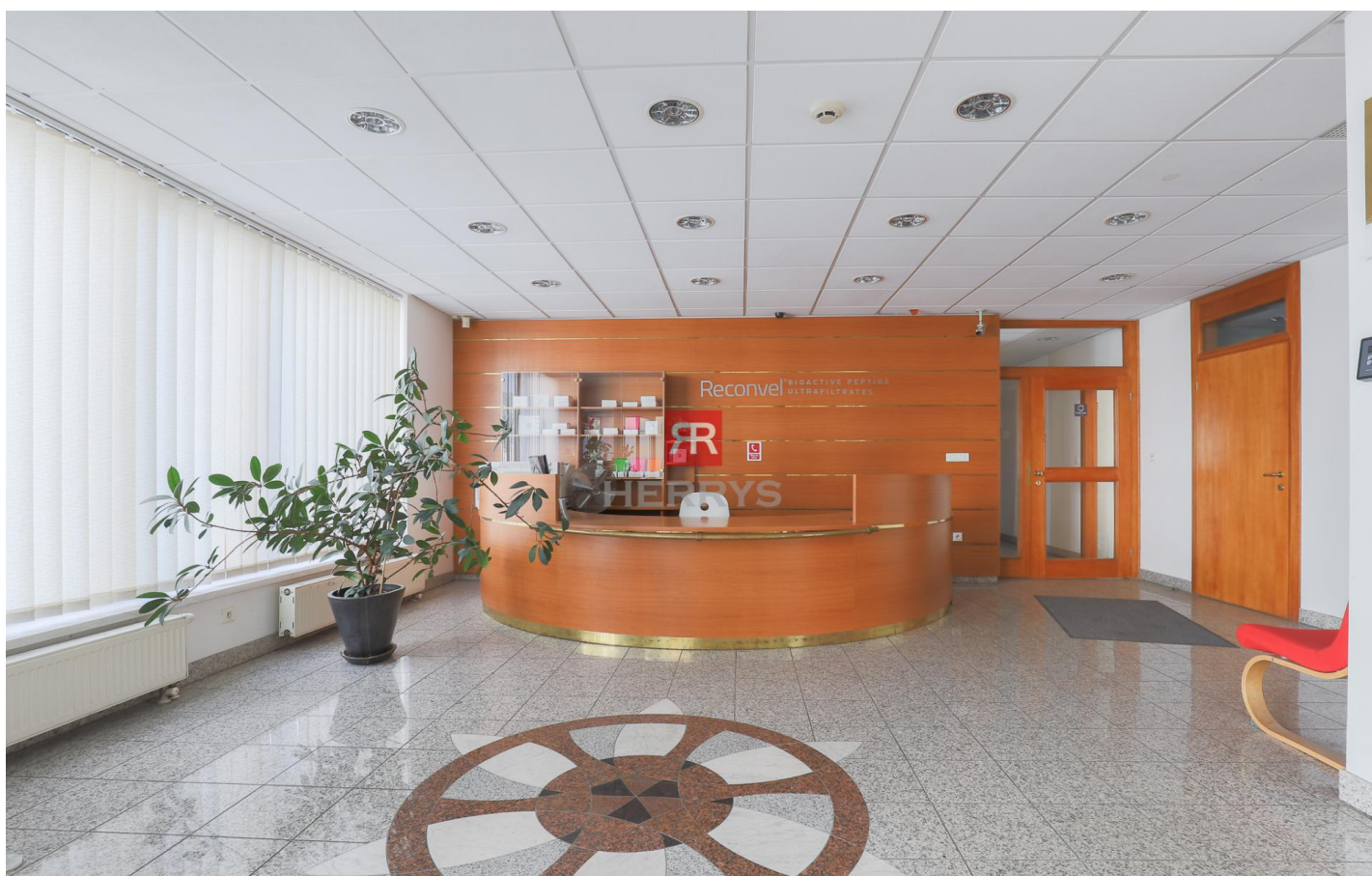


## Offices Kukuričná, Bratislava-Nové Mesto

**1 543 €/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 - OFFICE SPACE FOR RENT IN BRATISLAVA - NOVÉ MESTO | 197 M<sup>2</sup> | PARKING INCLUDED

HERRYS Real Estate Agency is offering for rent office space with a total area of 197.31 m<sup>2</sup> located on the 3rd floor of an office building. The space features a unique floor plan, ample natural light, and a combination of open-plan and private offices, along with team facilities.

The layout offers a spacious open-plan area suitable for a creative team or a coworking setup, complemented by private offices, a meeting room, a kitchenette, and complete restroom facilities. Thanks to the flexibility of the space, the layout can be adapted to the tenant's individual needs.

Basic information:

total area: 197.31 m<sup>2</sup>

rental price for a parking space in the garage: 40 EUR excl. VAT; for an outdoor parking space: 24 EUR excl. VAT  
Advance payments for gas: 400 EUR excl. VAT/month; electricity based on consumption—advance payments 300 EUR excl. VAT/month; for utilities 315 EUR excl. VAT/month

The highlight of the space is an open living area with an atypical architectural design, which creates a pleasant working atmosphere while offering ample space for teamwork and client meetings. Parking spaces are also available for rent, including a combination of outdoor and garage parking.

If interested, there is also the option to rent the upper floor.



**Luboš Štubňa**

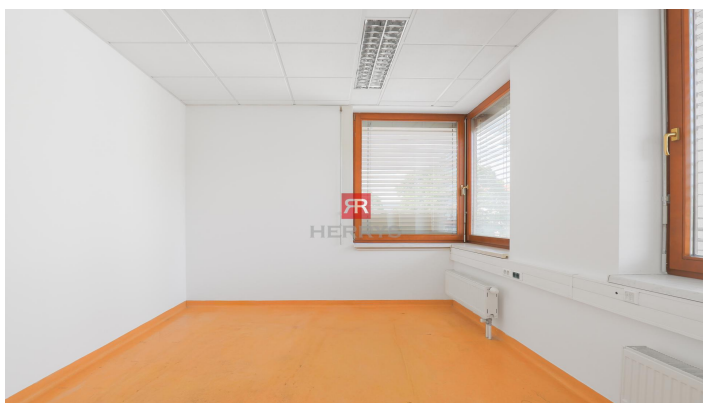
lubos.stubna@herrys.sk

+421948622555

Ad ID: LK035

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



## DISPOSITION

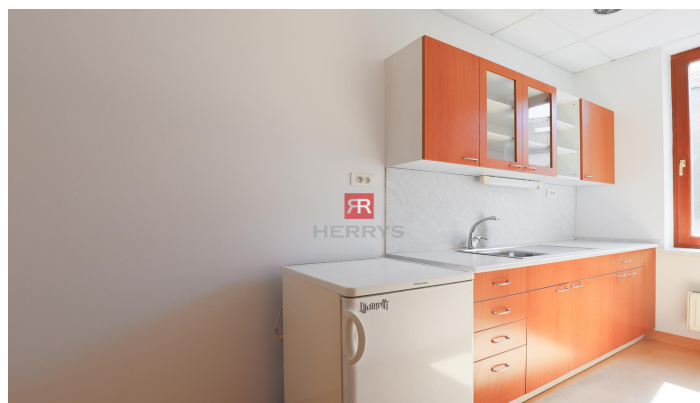
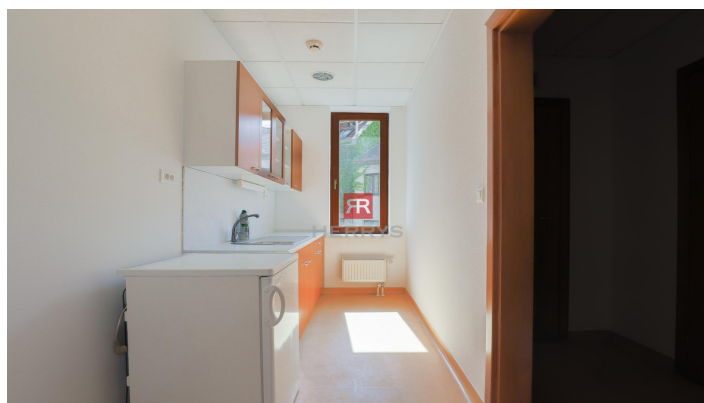
A combination of open-plan and private offices.



**Luboš Štubňa**  
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## LOCALITY

These modern office spaces on Kukuričná Street offer excellent access to the city center and quick connections to major transportation routes. The location is particularly popular for its combination of office facilities, amenities, and convenient parking. Restaurants, cafes, services, and public transportation stops are located in the immediate vicinity, ensuring comfort for both employees and clients. The spaces are ideal for companies seeking a prestigious headquarters in a dynamically developing part of Bratislava.

## BENEFITS

- Total area: 197.31 m<sup>2</sup>
- Premium office space on the 3rd floor
- Combination of open-plan and private offices
- Conference room
- Kitchenette and restrooms
- Abundant natural light
- Flexible use of space
- Ideal for a corporate headquarters, showroom, or creative studio

## PRICE

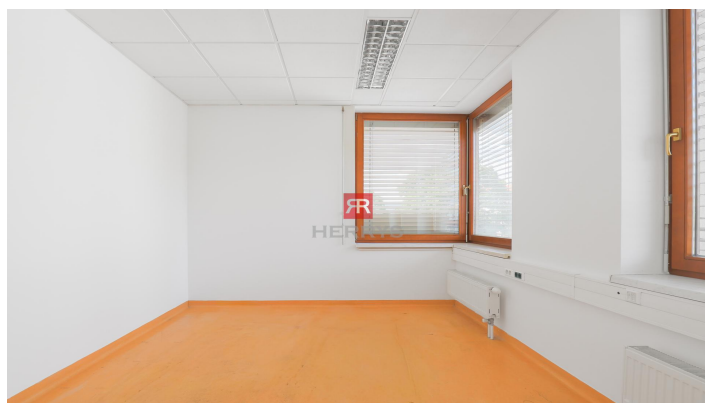
Rent: €1,543 per month, excluding VAT  
Gas: €400 per month, excluding VAT  
Electricity: billed based on usage; advance



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payment of €300 per month, excluding VAT  
Utilities: €315 per month, excluding VAT  
1 garage parking space: €40 per month, excluding VAT  
1 outdoor parking space: €24 per month, excluding VAT

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LEGENDA MIESTNOSTI 3.NP:

Č. M.	NÁZOV MIESTNOSTI	PLOCHA
01	CHODBA	16,54
02	SOHOODNO	10,47
03	VÝTAH	2,75
04	CHODBA	9,77
05	LITERATÚRNA	1,80
06	APLIKATÍVNY	5,53
07	TEČKA TA DŔAVY	2,50
08	TEČKA TA PANE	4,50
09	MIŠTANINA	4,80
10	POZEMKOVÁ	4,14
11	OPATROVACIA	22,80
12	UČIARNA	80,68
13	BALÓN	0,80
14	VEDUCIUCIARNA	43,00
15	PRÁVNICA	4,80
16	SASADACA	10,30

