Offices
Kukuričná, Bratislava-Nové Mesto

1 543 €/month

HERRYS - OFFICE SPACE FOR RENT IN BRATISLAVA - NOVÉ MESTO | 197 M² | PARKING INCLUDED

HERRYS Real Estate Agency is offering for rent office space with a total area of 197.31 m² 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 m²
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.

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DISPOSITION

A combination of open-plan and private offices.

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 m²
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 VATGas: €400 per month, excluding VATElectricity: billed based on usage; advance payment of €300 per month, excluding VATUtilities: €315 per month, excluding VAT1 garage parking space: €40 per month, excluding VAT1 outdoor parking space: €24 per month, excluding VAT

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