# Business premises
# Košická, Bratislava-Ružinov

## 2 520 €/month

**Business name:** HERRYS s. r. o.

## HERRYS – REPRESENTATIVE RETAIL AND OFFICE PREMISES ON KOŠICKÁ STREET

**HERRYS Real Estate Agency** offers for rent a spacious **commercial premises with a total area of 140 m²**, located on **Košická Street in Bratislava**.

The premises are situated in an attractive and easily accessible location with excellent connections to the city center and major transport routes. Košická Street is one of Bratislava's sought-after business locations, combining residential, office, and commercial developments, creating ideal conditions for a wide range of business activities.

The **140 m² premises offer flexible usage options**, making them suitable for a retail store, showroom, office space, client service center, studio, service-oriented business, or other commercial operations, subject to the relevant permitting requirements.

The **front section (64 m²)** is ideal as a retail or presentation area. It features a **large storefront window approximately 11 meters in length**, providing outstanding visibility and abundant natural daylight. This section also includes **two restroom facilities**.

The **rear section (76 m²)** is currently divided into **three separate offices and a storage area of approximately 18 m²**. Each office benefits from its own window, ensuring a pleasant working environment with plenty of natural light. The storage area offers **direct access to the building's courtyard**, facilitating deliveries and day-to-day operations.

### Key Information

- Total area: **140 m²**
- Location: **Košická Street, Bratislava**
- Suitable for retail, services, showroom, offices, and other commercial uses
- Large storefront windows with a display frontage of approximately **11 meters**
- Excellent accessibility by both car and public transport
- High-visibility location with strong pedestrian and vehicle traffic
- Direct courtyard access from the storage area

### Location

Košická Street is located in the wider city center of Bratislava and offers excellent access to both the downtown area and major transport corridors. The immediate surroundings feature numerous office buildings, retail units, restaurants, services, and residential developments. The location also benefits from its proximity to the rapidly developing **Nivy** and **Ružinov** districts.

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This property is an excellent choice for businesses seeking a **strategically located, highly visible, and easily accessible commercial address in Bratislava**.

**Rental Price Breakdown**

- **Rent:** €2,520/month (€18/m² × 140 m²)
- **Monthly operating costs:** €330/month
- **Electricity:** charged according to actual consumption

**The property is currently used as office space.**

## DISPOSITION

The premises offer a flexible layout with the possibility of customization to meet the specific requirements of the future tenant. More detailed information regarding the layout can be found in the attached floor plan.

## LOCALITY

The premises are situated in an attractive and easily accessible location with excellent connections to both the city centre and the main transport routes. Košická Street is one of Bratislava's sought-after urban locations, combining residential, office, and commercial developments, which creates favorable conditions for a wide range of business activities.

## BENEFITS

- Total area: **140 m²**
- Location: **Košická Street, Bratislava**
- Suitable for retail, services, showroom, offices, and other commercial uses
- Large storefront display windows with an approximate frontage of **10 metres**
- Excellent accessibility by car and public transport
- High-traffic and highly visible location

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## PRICE

Rent: EUR 2520 EUR (EUR 18.00/m²/month)Service charges and operating expenses: EUR 330/monthElectricity: charged separately based on actual consumptionSecurity deposit: equivalent to two months' rent

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