Business premises
Banskobystrická, Bratislava-Staré Mesto

650 €/month

HERRYS - FOR RENT: COMMERCIAL SPACE IN THE CENTRE OF BRATISLAVA NEAR THE PRESIDENTIAL GARDEN, BANSKOBYSTRICKÁCB

HERRYS real estate agency is offering for rent a prestigious commercial space in a new development in the centre of Bratislava, on Banskobystrická Street, in close proximity to Hodžovo Square and the Presidential Garden. Ideal for a shop, showroom, studio, medical practice, office and similar uses.

The maisonette layout across two floors, with a total area of almost 70 m², provides comfortable facilities while keeping a prestigious entrance directly from the street. The ground floor contains a commercial space of 34.58 m² with a toilet and washbasin. Floor-to-ceiling glazing brings in plenty of daylight and creates a bright, open space with a clean design that is easy to adapt to your own concept. A special privacy film on the windows and doors ensures discretion. The space features a built-in counter/reception desk with a stone surface, recessed LED lighting, air conditioning, radiator heating and ventilation. An alarm system is available.

The basement area of 33.85 m² is ideal for storage, archives or a staff room.

Up to 2 parking spaces are available for rent in the underground garage directly in the building (€120/month each, excl. VAT).

- Available immediately
- Rent: €600/month excl. VAT
- Utility advances: €230 (including internet) and electricity according to consumption
- Orientation: NW

DISPOSITION

- Commercial space (maisonette) with an entrance directly from Banskobystrická Street, consisting of the ground floor + basement
- Total area: 68.43 m²
    - Ground floor: 34.58 m² (retail area 30.8 m², toilet with washbasin 3.78 m²)
    - Basement: 33.85 m² (back-of-house/utility space)

LOCALITY

The space is located on Banskobystrická Street in the Old Town, in a residential neighbourhood around the Palisády,

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right next to Hodžovo Square and the Presidential Garden in the centre of Bratislava. The surroundings offer a full range of amenities and ensure a constant flow of residents. The street is quiet, which makes it well suited to businesses that put emphasis on a professional impression and to clients who come with a specific purpose. A cycle path runs right past the building, and parking is available in the garage directly in the building.

BENEFITS

- Centre of Bratislava - a quiet street in a stylish new development, so the space feels prestigious without the noise of a main thoroughfare
- Separate entrance directly from the street - customers do not have to pass through the building’s common areas
- Bright, prestigious space in a sought-after location
- Modern condition - ceramic tiles, recessed LED lighting, white walls
- Cycle path right next to the building, with good accessibility for customers and staff
- Option to rent 2 parking spaces in the underground garage directly in the building (€120/month each, excl. VAT)

PRICE

Rent: €600/month excl. VATUtility advances: €230/monthElectricity: according to consumption2x parking space in the underground garage (optional): €120/month each, excl. VATDeposit: €830

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