



Office space, Hlavna, Koliba, 273 m<sup>2</sup>, two floors in the house, parking  
Bratislava III - Nové Mesto - Hlavná

**FOR RENT**

**3 500 €/Month**

+ energy 300 €/Month

(11 € / m<sup>2</sup> / month)

**Property ID: 653686**

#### Condition

**Condition:** original condition

**Furnishing:** unfurnished

**Year of building approval:** 2009

#### Size

**Number of rooms:** 11

**Usable area:** 273 m<sup>2</sup>

**Total area:** 305 m<sup>2</sup>

#### Floor

**Number of floors:** 3

**Elevator:** yes

#### Parking

yes

#### Property equipment

**Bathroom:** 2x, yes

**Windows:** plastic

**Air condition:** yes

**Wheelchair access:** yes



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## Property description

**Office space for rent in Koliba - in a multifunctional house with 4 floors on a plot with a well-kept garden and mature trees. Premises are rented on two separate floors, connected by a staircase and an elevator, while each space has its own lockable entrance, bathroom, storage and kitchen.**

Barrier-free entrance to the building, as well as movement around the building due to the elevator.

The house is very well situated for clients who come with public transport, due to good accessibility to the trolleybus stop no. 203.

Directly on the plot behind the gate there are 2 parking spaces, plus parking in front of the house from the road, for 6 cars.

video: [https://www.youtube.com/watch?v=bw1B\\_2OubDk](https://www.youtube.com/watch?v=bw1B_2OubDk)

### Layout:

total area 273 m<sup>2</sup>, ground floor and 1st floor of a 4-storey building built in 2009, on Hlavná street in Koliba

ground floor 131m<sup>2</sup> with office unit with lockable entrance door: 5 separate offices, 1 warehouse without window, hallway, bathroom with shower, separate toilet, utility room with heating boiler (outside, at the main entrance to the building)

floor 142m<sup>2</sup> with office unit with lockable entrance door: 5 separate offices (two of which are connected), 1 warehouse without window, hallway, bathroom with bathtub, separate toilet, kitchen with utility room (heating boiler) outside, by the elevator

### Equipment:

The premises are rented unfurnished, structured cabling, ceiling air conditioning, ceilings with lighting, plastic windows with interior aluminum blinds, facing frames, laminate parquet in the offices, tiles in the corridors and toilets, alarm, own boiler heating on each floor.

### Services included in the rent:

- Parking spaces for 2 cars behind the sliding gate directly in the yard
- cleaning of common areas
- a lift
- garden and building maintenance, building management, inspections and repairs of air conditioning, elevator, alarm, electricity, fire system

### Services not included in the rent:

The previous tenant had energy payments of approximately € 300 per month.

- electricity consumption payments according to actual consumption
- gas payments according to actual consumption

- water and sewage, rainwater drainage
- internet (each tenant chooses an internet provider)
- cleaning of the premises (the owner can provide cleaning or the tenant will provide his own)
- protection of the leased object - connection of the existing alarm to the central security desk

**Location:**

The premises are located in the sought-after location in Koliba, prestigious address, excellent public transport access (200m from the building is a trolleybus stop), close to the city center, parking for employees or customers directly in front of the building, or on Bellova Street.

**Price and additional info:**

The rental price of € 11.50 / m<sup>2</sup> / month is paid for the full floor area of the used property, which is 305 m<sup>2</sup> (including corridors and stairs).

The price does not include VAT and energy (approx. 1-2 € / m<sup>2</sup> / 1 month - payment in advance per month).

The landlord requires the tenant best for a 3-year contract, a deposit of 1 month's rent if the tenant is a company with a history. 3-month deposit for a foreign applicant. Monthly invoicing.

Plus commission for the agency in the form of a 1-month rent without energy plus VAT.

**In case of interest, call: Ing. Miriam Gallova, +421 940 609 235, gallova@expat.sk**

We look forward to seeing you!



Link to property



Video

**Kancelárske priestory - prízemie**  
**Office spaces - ground floor**

**Hlavná ulica**  
**Bratislava III**

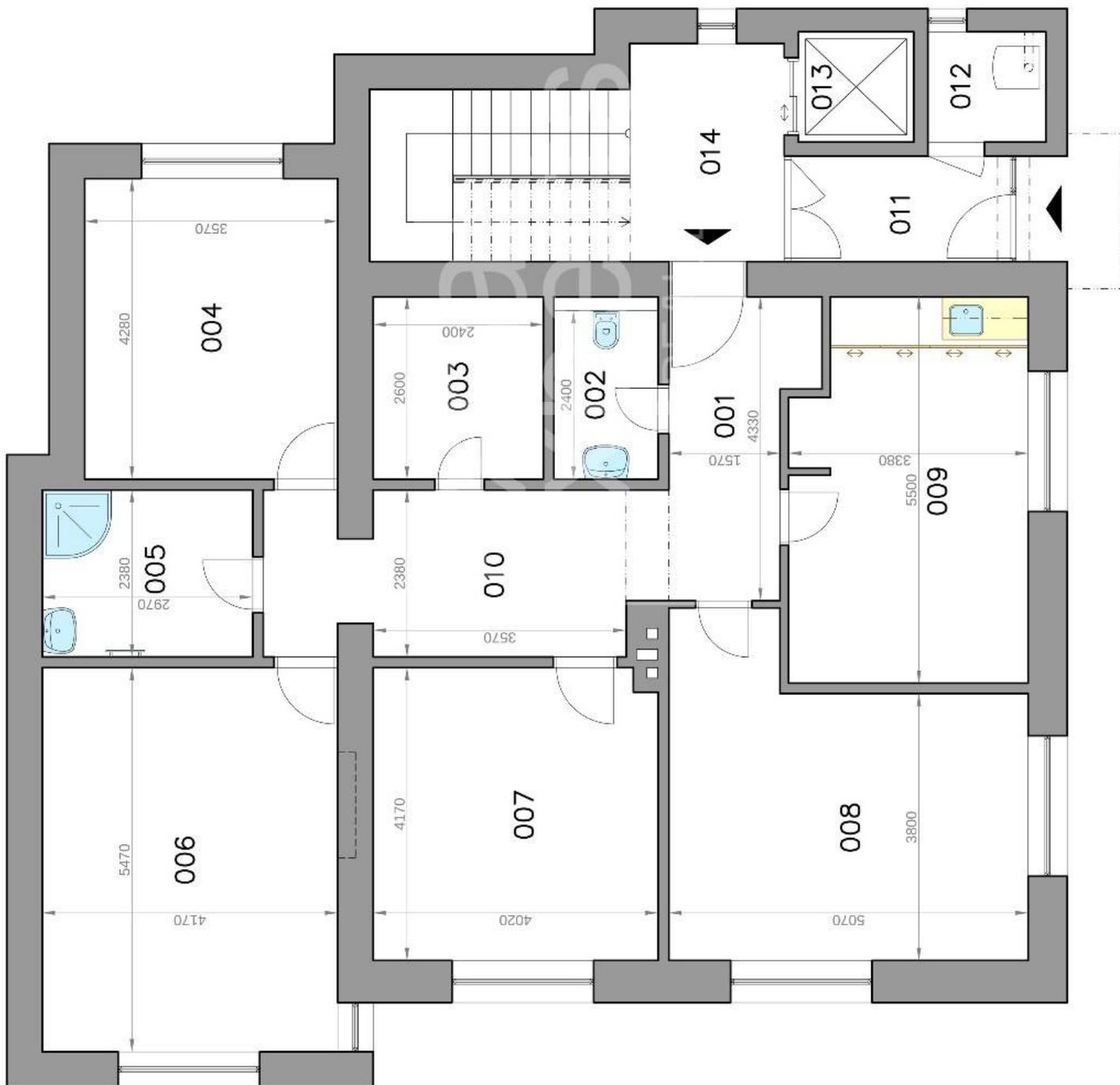
**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

001	VSTUPNÁ CHODBA/ENTRANCE HALL	7,0 m <sup>2</sup>
002	TOALETA/TOILET	4,0 m <sup>2</sup>
003	SKLAD/STORAGE	6,2 m <sup>2</sup>
004	KANCELÁRIA/OFFICE ROOM	13,3 m <sup>2</sup>
005	KÚPEĽŇA/BATHROOM	7,2 m <sup>2</sup>
006	KANCELÁRIA/OFFICE ROOM	23,0 m <sup>2</sup>
007	KANCELÁRIA/OFFICE ROOM	17,0 m <sup>2</sup>
008	KANCELÁRIA/OFFICE ROOM	21,2 m <sup>2</sup>
009	KANCELÁRIA/OFFICE ROOM	19,8 m <sup>2</sup>
010	CHODBA/HALL	12,0 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>	<b>130,7 m<sup>2</sup></b>	

011	VSTUPNÁ CHODBA/ENTRANCE HALL	7,2 m <sup>2</sup>
012	TECH. MIESTNOSŤ/TECHNICAL ROOM	2,8 m <sup>2</sup>
013	VÝŤAH/LIFT	2,7 m <sup>2</sup>
014	SCHODISKO/STAIRWAY	11,7 m <sup>2</sup>



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**Kancelárske priestory - 1. posch.**  
**Office spaces - 1st floor**

**Hlavná ulica**  
**Bratislava III**

**LEGENDA MIESTNOSTÍ/LEGEND OF ROOMS**

101	VSTUPNÁ CHODBA/ENTRANCE HALL	7,0 m <sup>2</sup>
102	TOALETA/TOILET	4,0 m <sup>2</sup>
103	SKLAD/STORAGE	6,2 m <sup>2</sup>
104	KANCELÁRIA/OFFICE ROOM	13,3 m <sup>2</sup>
105	KÚPEĽNÁ/BATHROOM	7,2 m <sup>2</sup>
106	KANCELÁRIA/OFFICE ROOM	23,0 m <sup>2</sup>
107	KANCELÁRIA/OFFICE ROOM	16,8 m <sup>2</sup>
108	KANCELÁRIA/OFFICE ROOM	26,2 m <sup>2</sup>
109	KANCELÁRIA/OFFICE ROOM	15,5 m <sup>2</sup>
110	CHODBA/HALL	12,0 m <sup>2</sup>
111	KUCHYŇA/KITCHEN	8,5 m <sup>2</sup>
112	TECH. MIESTNOSŤ/TECHNICAL ROOM	2,8 m <sup>2</sup>
<b>PLOCHA CELKOM/TOTAL AREA</b>		<b>142,5 m<sup>2</sup></b>
113	VÝŤAH/LIFT	2,7 m <sup>2</sup>
114	SCHODISKO/STAIRWAY	11,7 m <sup>2</sup>



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