

## Self-contained office unit for rent 867 m<sup>2</sup> near the Danube riverfront in Bratislava



16 €/m<sup>2</sup>/month

County:	Bratislavský kraj
District:	Bratislava I
City/Town:	Bratislava-Staré Mesto
Street:	Žižkova
Category:	Spaces
Object type:	Offices
Type:	Rent
Usable area:	

### DETAILED INFORMATION

Status:	active	Built-up area:	1 m <sup>2</sup>
Ownership:	corporate	Type:	new Building
Usable area:	1 m <sup>2</sup>	Total area:	1 m <sup>2</sup>

### PROPERTY DESCRIPTION

*KNB Real Estate Agency offers for rent a unique self-contained office unit with an area of 867 m<sup>2</sup>, located at a prestigious address in one of the best areas of Bratislava - directly between the Danube River and the castle hill, in the Zuckermandel Hill Side CX building.*

- *The office unit is located on the 5th floor and is fully fitted and furnished.*
- *Including the add-on factor (share of common areas), the total area of the premises is 957,69 m<sup>2</sup>.*
- *The premises are situated in a modern, well-equipped building in a prestigious location with a unique view of the surrounding greenery and nature.*

#### **Basic information:**

#### **The self-contained office unit consists of:**

- *Open-plan offices with views of the greenery on the castle hill*
- *Separate rooms suitable as private offices or meeting rooms*

- Spacious conference rooms
- Space for a private reception area
- Relaxation and fitness zones
- Kitchenette with dining tables
- Staff changing rooms at the entrance to the premises
- Sanitary facilities, including separate showers

**Additional information:**

- Passenger elevator
- Internet / fiber optic connection
- Structured cabling
- Floor boxes
- Air conditioning
- Operable windows
- Cleaning of common areas
- Security and guard service
- Security cameras (CCTV)
- Intelligent building management system (BMS)
- Fire protection system (EPS)

**Location description:**

- Prestigious environment including the new luxury Vydricka district, as well as River Park and Štengl Campus
- The high-end atmosphere of the space leaves a strong impression on visitors and business partners, contributing to your company's growth and strengthening brand perception
- First-class local amenities
- Public transport stops (tram, bus, trolleybus) in close proximity and excellent traffic accessibility

**Services in the building and nearby:**

- 24/7 building security
- Reception
- Wide range of services near the building, including grocery stores, restaurants, cafés, and leisure activities
- Prestigious, high-quality accommodation in the vicinity
- Financial institutions nearby
- Surroundings ideal for rest and relaxation

**Transport accessibility:**

- Airport: 11,0 km
- Comfortable and quick connection to the city center, as well as to major roads leading to the Czech Republic, Austria, and Hungary

**Lease conditions:**

- Rental price: 16,50 € / m<sup>2</sup> / month
- Service charges: 5,80 € / m<sup>2</sup> / month
- Direct energy consumption: approximately 1,20 € / m<sup>2</sup> / month
- Parking space rental: 200 € / space / month
- **All prices are quoted excluding VAT**

- *Minimum lease term is 5 years*

The floor plan can be found [HERE](#) and in the photo gallery.

*In case of additional questions, or to arrange a viewing appointment, we are at your disposal at the contact details below:*

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