

Retail unit for rent 217 m² in a prime location in the city center of
Bratislava17 €/m²/month

County:	Bratislavský kraj
District:	Bratislava II
City/Town:	Bratislava-Ružinov
Street:	Prievozská
Category:	Spaces
Object type:	Business spaces
Type:	Rent
Usable area:	

DETAILED INFORMATION

Status:	active	Type:	new Building
Ownership:	corporate	Position:	Basement
Usable area:	1 m ²	Total area:	1 m ²
Built-up area:	1 m ²		

PROPERTY DESCRIPTION

KNB Real Estate Agency offers for rent a retail unit with a total area of 217 m², located on the ground floor of the new Apollo Nivy office building on the busy Prievozská Street in the dynamic Bratislava - Nové Nivy district.

→ The unit stands out thanks to its excellent visibility and prime location on the busy Prievozská Street, in close proximity to the Apollo Business Center campus with thousands of employees, ensuring a high flow of both cars and pedestrians.

→ The unit is currently in a shell & core condition and will be adapted to the future tenant's requirements.

Basic information:

- 3 separate entrances - 1 from the street, 1 from the inner courtyard, and 1 from the lobby of the Apollo Nivy office building
- Complete preparation for the connection of all utilities (water, waste, air ventilation)

- Sprinkler fire protection system
- Ceiling height: 4,1 m

Services in the building and nearby area:

- Unique More App, allowing you to order various services such as mail delivery, courier services, dry cleaning, etc
- 85 parking spaces for visitors
- Underground storage
- Canteen
- Bicycle storage and bike-sharing
- Fitness center
- Grocery store
- Cafés, restaurants and bistros
- Pharmacy
- Post office
- Self-service pickup points
- Gas station
- Public transport stop in the immediate vicinity

Transport connections:

- Main bus station: 1,7 km
- Main train station: 7,0 km
- Airport: 6,8 km
- Nivy center: 1,7 km
- Eurovea shopping center: 5,4 km

Rental conditions:

- Rent: from 18,00 € / m² / month
- Operating costs: 4,65 € / m² / month (includes heating and cooling)
- Own consumption of electricity and water
- Rental of a dedicated garage parking space: 140,00 € / space / month
- **All prices are quoted excluding VAT**
- Minimum lease term: 7 years

Floor plan of the unit is available [HERE](#) and is also included in the listing's photo gallery.

More photos as well as the video presentation of the unit can be found [HERE](#).

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

Ing. Ján Liščák
+421 903 308 186
jan.liscak@knba.sk
www.knba.sk

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BROKER

Broker :
Phone :
E-mail:

Ing. Ján Liščák
0903308186
info@knba.sk

