

Warehouse space for rent 1070 m² in the city of Bratislava4,90 €/m²/month

County:	Bratislavský kraj
District:	Bratislava III
City/Town:	Bratislava-Nové Mesto
Street:	Bojnická
Category:	Spaces
Object type:	Storage areas
Type:	Rent
Usable area:	

DETAILED INFORMATION

Status:	active	Built-up area:	1 m ²
Ownership:	corporate	Type:	partly re-made
Usable area:	1 m ²	Total area:	1 m ²

PROPERTY DESCRIPTION

KNB Real Estate Agency offers for rent a warehouse space with a total usable area of 1070 m², located on Bojnická Street in the city of Bratislava – Žabí Majer area.

→ The warehouse includes office and staff facilities with an area of 55 m².

→ It is also possible to rent a forklift truck within the hall.

Technical specifications of the premises:

- Internal height of the hall up to the ceiling: 9,6 m
- Internal height of the hall up to the beams: 7,2 m
- Concrete flooring with high load-bearing capacity
- The space is well-lit by two longitudinal roof skylights
- The warehouse is equipped with internal crane tracks.
- The hall is heated via a ceiling-mounted gas heating unit
- Main access to the hall is through an electric gate measuring 5,3 m (width) and 3,4 m (height)
- The hall also has a secondary entrance via large double-leaf doors
- In front of the hall is an outdoor concrete area of 345 m²

- Wiring for a surveillance camera system is also installed in the hall
- The site and warehouse have easy access for freight transport
- Sufficient paved outdoor areas in front of the premises can be provided

Lease terms:

- Rent for warehouse space: 4,90 € / m² / month (1 015,50 m²)
- Service charges for warehouse: 1,69 € / m² / month
- Rent for offices: 7,80 € / m² / month (55,20 m²)
- Service charges for offices: 1,69 € / m² / month
- Rent for outdoor paved areas, including services: 1,40 € / m² / month (345,60 m²)
- The service charges already include property tax, insurance, regular inspections of dedicated technical equipment, and other facility management services.
- **All prices are quoted excluding VAT.**
- **Total monthly rent for the hall and offices (including utilities) excluding paved outdoor areas = €6,931.25 excl. VAT**
- Utility costs for actual energy consumption (water, electricity) and gas for heating are charged separately.

Note:

- At the end of 2025, the hall underwent a partial renovation, including insulation, a new facade, and the construction of outdoor paved areas around it.
- The warehouse is currently vacant and ready for the future tenant.

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

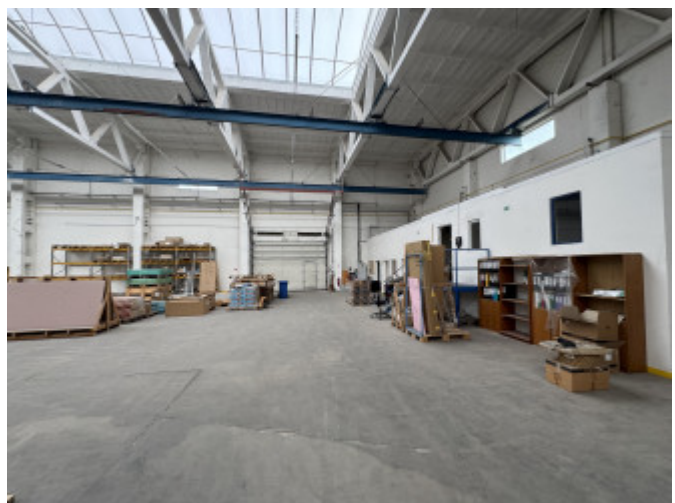
Ing. Ján Liščák

+421 903 308 186

jan.liscak@knba.sk

www.knba.sk

© Text and photos are the copyright and property of KNB Real Estate Agency, s.r.o.





BROKER

Broker :

Phone :

E-mail:

Ing. Ján Liščák

0903308186

info@knba.sk

