



## Modern Office Space for Rent in Zwirn Office – 86.85 m<sup>2</sup> + 3 Parking Spots



|              |                    |
|--------------|--------------------|
| County:      | Bratislavský kraj  |
| District:    | Bratislava II      |
| City/Town:   | Bratislava-Ružinov |
| Street:      | Košická            |
| Category:    | Objects            |
| Object type: | Office building    |
| Type:        | Rent               |
| Usable area: |                    |

### DETAILED INFORMATION

|                |                      |                                     |                   |
|----------------|----------------------|-------------------------------------|-------------------|
| Status:        | active               | Type:                               | new Building      |
| Ownership:     | personal             | Energy performance certification:   | A                 |
| Usable area:   | 86.85 m <sup>2</sup> | Energy performance of the building: | Energy economical |
| Built-up area: | 86.85 m <sup>2</sup> | Garage:                             | yes               |

### PROPERTY DESCRIPTION

The office is part of a newly built, high-standard business complex with excellent transport accessibility near the city center.

The total area of 86.85 m<sup>2</sup> is ideal for a smaller team or business looking for a representative location. Three private parking spaces in the building are available.

□ Virtual tour:  
<https://client.woowstudio.com/projects/yit/zwirn/>

Rental conditions:

Rent: 25 €/m<sup>2</sup> → 2,171.25 € / month

*Services & Maintenance: 5 €/m<sup>2</sup> → 434.25 € / month*

*Parking: 175 €/spot → 525 € / month*

*Total gross rent: 3,130.50 € / month*

*Net rent: 2,696.25 € / month (excl. VAT)*

*Office features:*

*Air-conditioning*

*Optical internet*

*Openable windows*

*Elevator and modern common areas*

*Flexible layout*

*High-representation building*

*Cafés, restaurants, and services nearby*

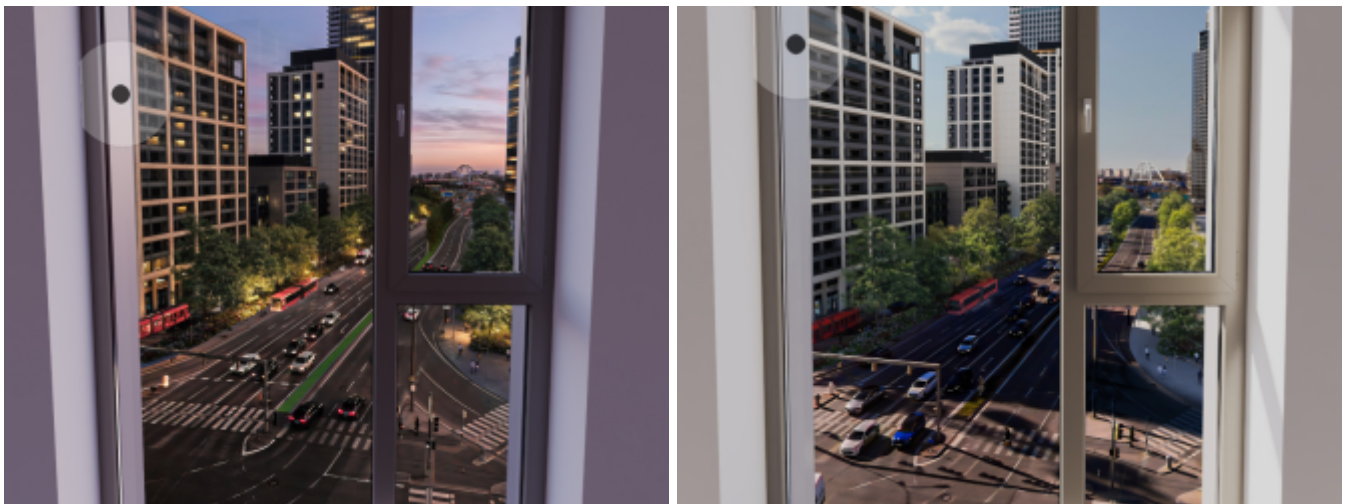
*Excellent public transport access*

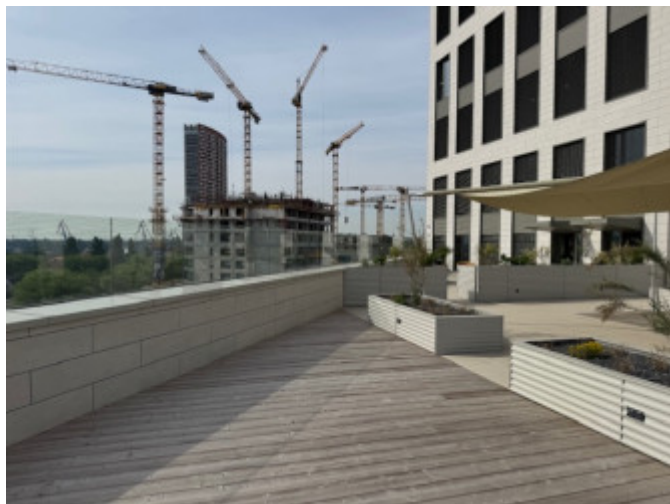
*Suitable for:*

*Small companies, professional services, start-ups, or business headquarters.*

☐ *Contact us to schedule a viewing or request more information.*

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BROKER

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