

## Office building Kladnianska, Bratislava-Ružinov

**2 500 €/month**



Business name: **HERRYS s. r. o.**

Registered seat of the company: Žilinská 7-9, 811 05 Bratislava 1 | Address of real-estate agency: Bajkalská 9/A, 831 04 Bratislava 3 | Business identification No.: 45 280 436 | Tax identification No.: 2022920339 | VAT identification No.: SK 2022920339 | Registration: City Court Bratislava 3, Section: Sro, File No. 61514/B | Bank connection: SK59 1100 0000 0029 2685 5132 - Tatra Banka



## HERRYS - HOUSE FOR RENT FOR A COMPANY FOR ADMINISTRATIVE PURPOSES IN RUŽINOV

Real estate agency **HERRYS** offers exclusively for rent a **three-storey house for business purposes for one tenant**. The house can be used entirely for administrative purposes, or partly for housing. The brick house with a generous plot is located **in Prievoz**, in the sought-after part of Ružinov, with good connection to the motorway.

**The house is located on a plot of 422 m<sup>2</sup>, while the built-up area is 210 m<sup>2</sup>.**

It consists of a basement of 181 m<sup>2</sup> with five rooms and a bathroom with toilet, an elevated ground floor of 148 m<sup>2</sup> consisting of four offices, a bathroom with toilet and a spacious terrace of 21 m<sup>2</sup>, and an attic with a usable area of 97 m<sup>2</sup>, where there are two rooms, a kitchen, a bathroom with toilet and a terrace of 21 m<sup>2</sup>.

**Monthly operating costs:** electricity, water, gas, waste disposal, internet total approx. **500 EUR** depending on the number of employees - the tenant will be listed as the customer of the individual suppliers

The premises provide security in the form of an alarm and security bars on the windows and doors, which are anchored into the lining. There are **4 parking spaces in the courtyard**.

The house is for lease **from the date of 1.7.2024**.

## DISPOSITION

**The office building consists of:**

- **basement** with five offices, bathroom with toilet, corridor and staircase,
- **elevated ground floor** with four offices, bathroom with toilet, generous terrace, corridor and staircase,
- **a separate attic** with two offices, kitchen, bathroom with toilet and a generous terrace (possibility of use for housing).



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## LOCALITY

The house is located in Prievoz - a sought-after Bratislava city district - in Ružinov. It is situated only 4 km from the city center, the advantage is a direct connection to the motorway. There are complete amenities in the vicinity of the building, including restaurants, cafes and shops, a post office and a fitness centre are also available. There are also several public transport stops nearby.

## BENEFITS

- sought-after location with complete civic amenities,
- excellent transport accessibility to the centre and the motorway,
- detached office building with a large plot and maintained greenery,
- parking spaces directly in the area,
- possibility of using one floor for housing,
- alarm and security bars on windows and doors, security door to the basement.

## PRICE

rent 2.500 EUR/month + utilities and operating costs 500 EUR/month

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