

# Industrial office premises IN THE OLD OWN



**Spilka**  
OFFICES



## SPILKA OFFICES

The Spilka building is the only preserved building from the former Stein Brewery in Bratislava. With the status of a national cultural monument, today it offers unique office premises.

The renovation of Spilka created unique industrial office and business premises in the Old Town with an above-standard height of almost five meters. The architecture of the building is characterized by a specific dome, which is one of its kind in Bratislava. The spacious terrace, which offers a view of Bratislava, also contributes to the unparalleled atmosphere on the top floor with a dome. The premises have undergone the final inspection and are approved for administrative purposes.

The premises are designed to ensure the highest possible standard for tenants and their employees and quality work comfort. The layout of individual floors can be individually adapted according to the requirements and demands of the client.





2125m<sup>2</sup>  
office premises



5 floors



restaurant in the  
building



59 parking places  
in the underground  
garage

## ABOUT PROJECT

- National cultural monument
- The only preserved building of the former brewery Stein
- High representativeness and identity
- Iconic building
- Excellent transport accessibility
- Barrier-free access
- 59 parking places in the underground garage
- Gross leasable area of 3,275m<sup>2</sup>
- 2,125 m<sup>2</sup> of office premises
- 1,150 m<sup>2</sup> of commercial premises
- 5 above-ground floors, 2 underground floors
- The height of the common floors is almost 5 m
- Height under the dome more than 13 m
- Storage spaces
- Standard floor – 500m<sup>2</sup>
- Access 24 hours a day, 7 days a week
- ESS, CCTV, EPS, FAS – controlled access
- Structured cabling cat. 6a
- Openable windows – natural ventilation
- A pair of elevators
- Reconstructed original staircase and third historical elevator
- Integrated system for heating, air conditioning and ventilation
- Excellent thermal insulation properties of the building
- Exceptionally high load-bearing capacity of the floor





## WITHIN EASY REACH

One of the merits of the building is also its location near the city center on Legionárska street, which contributes to fully developed public amenities and excellent transport accessibility by various modes of transport.

Near Spilka, you will find offices, shopping centers, shops, restaurants, cafes, and you don't have to go far for culture or education. The accessibility of public transport stops on foot and the proximity of the main transport hubs, Mlynské Nivy bus station, Main railway station, Račianske and Trnavské mýto contribute to the comfort of transport for users and visitors of Spilka.

The location offers excellent transport connections not only with other parts of the city, but also with suburban areas.



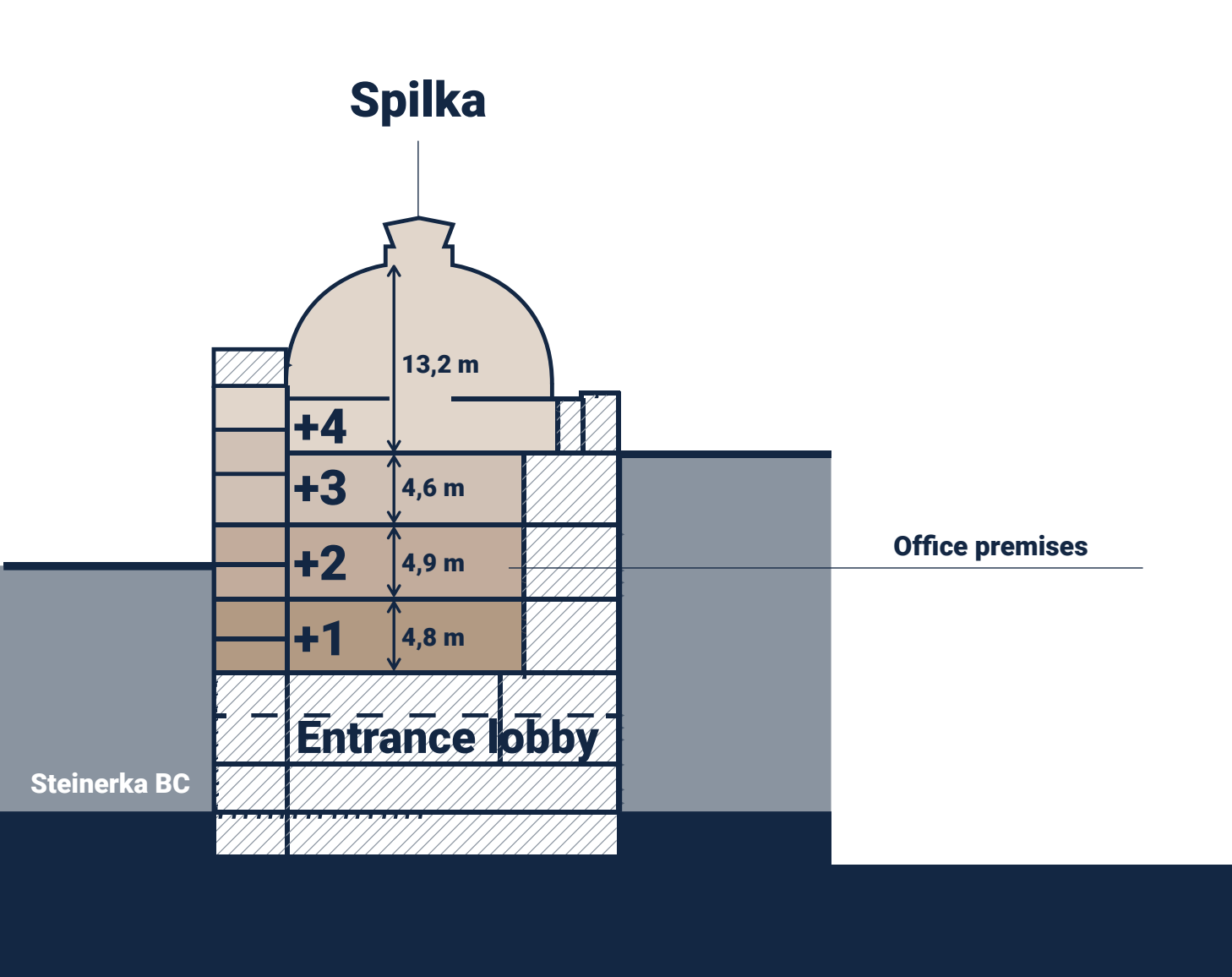
Spilka  
Legionárska  
Mlynské Nivy  
Račianske  
Trnavské mýto



Thick brick and reinforced concrete walls slow down the building overheating in the summer months and, together with external thermal insulation, ensure a high thermal inertia of the building, which is more resistant not only to overheating, but also to cooling, which ensures a higher quality of the internal environment and also has economic and energetic benefits. The building is equipped with air conditioning for forced ventilation and each floor also has opening windows.

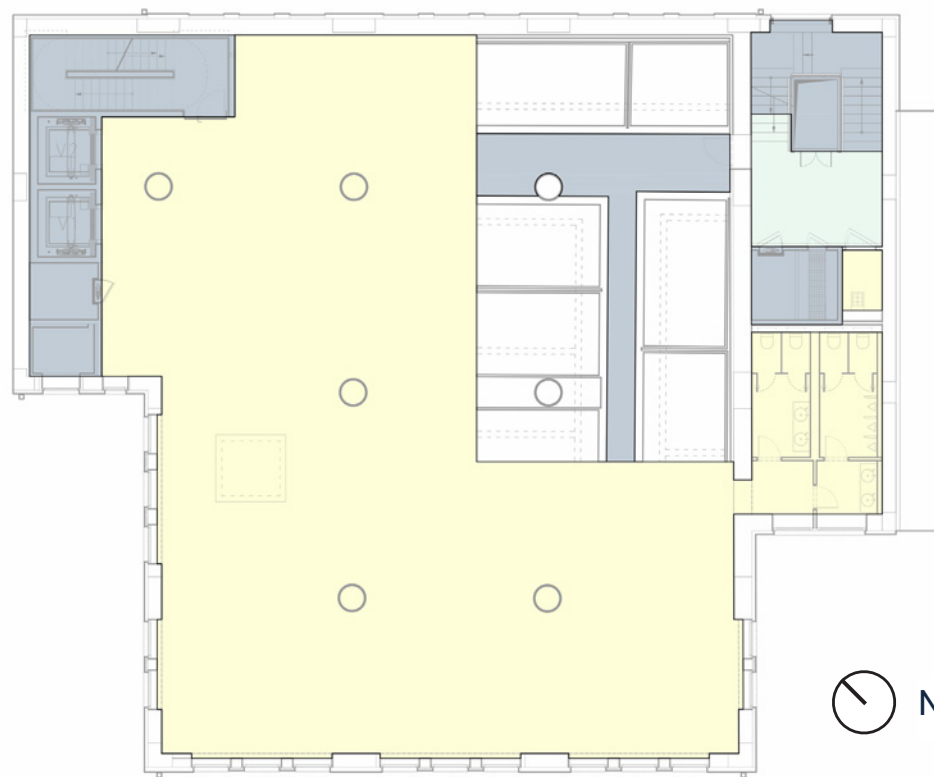









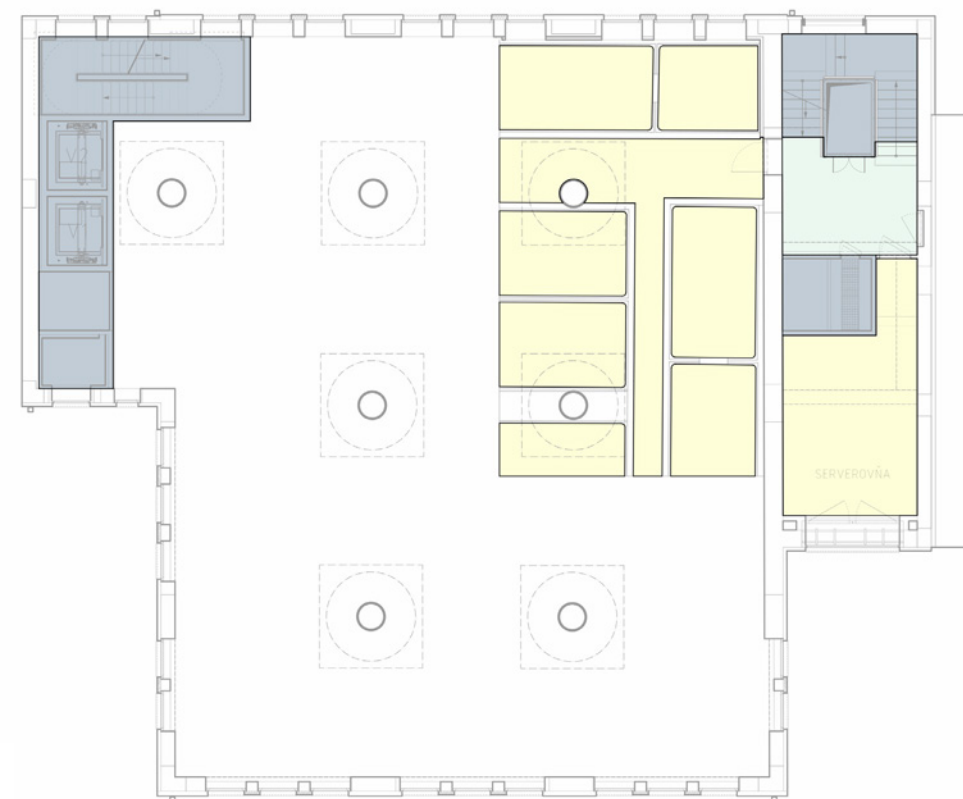


# 1. Floor






North

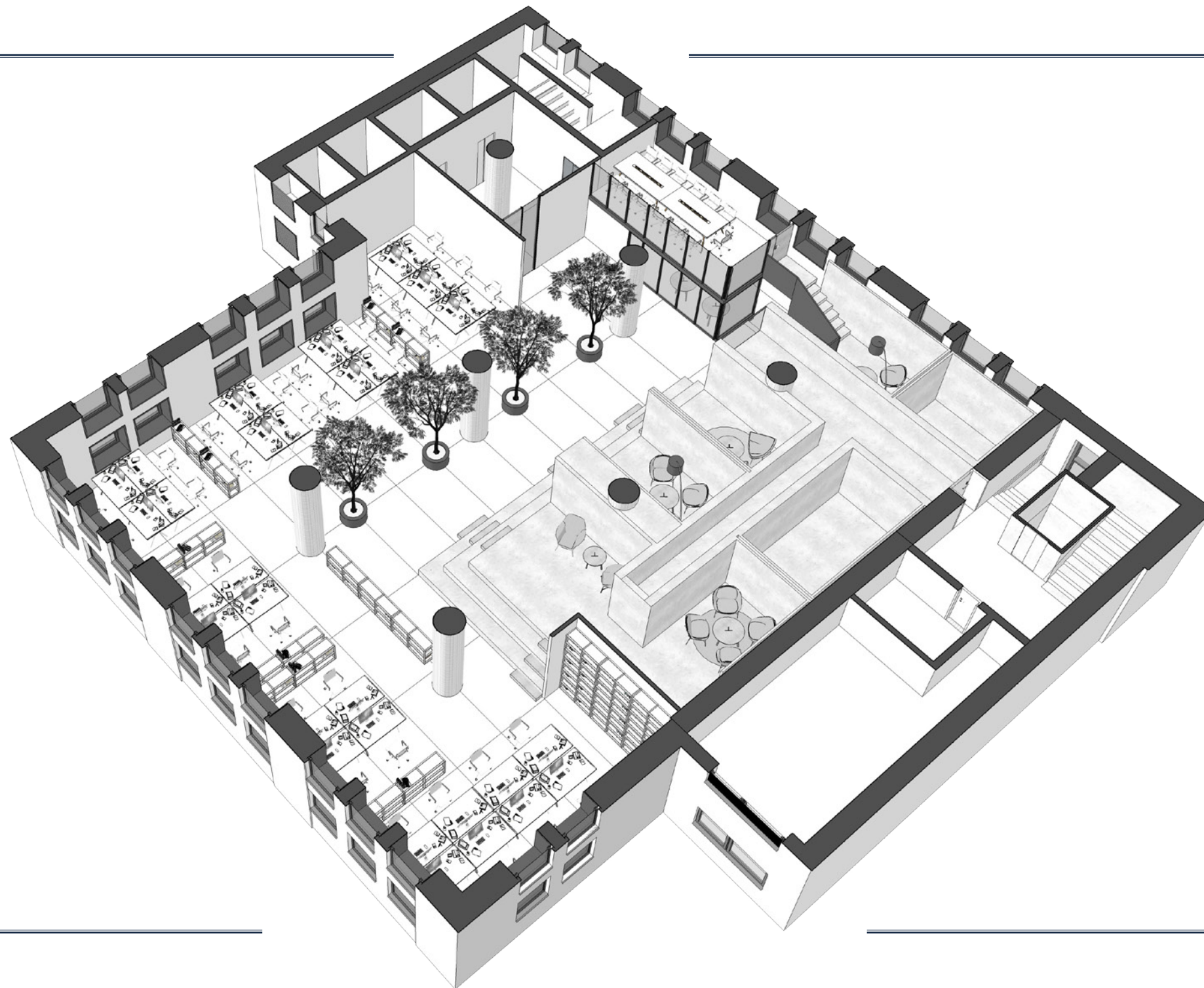
	Premises to let	367,52 m <sup>2</sup>
	Shared areas of the floor	13,90 m <sup>2</sup>
	Shafts	76,72 m <sup>2</sup>



North

	Premises to let	129,55 m <sup>2</sup>
	Shared areas of the floor	14,09 m <sup>2</sup>
	Shafts	58,32 m <sup>2</sup>



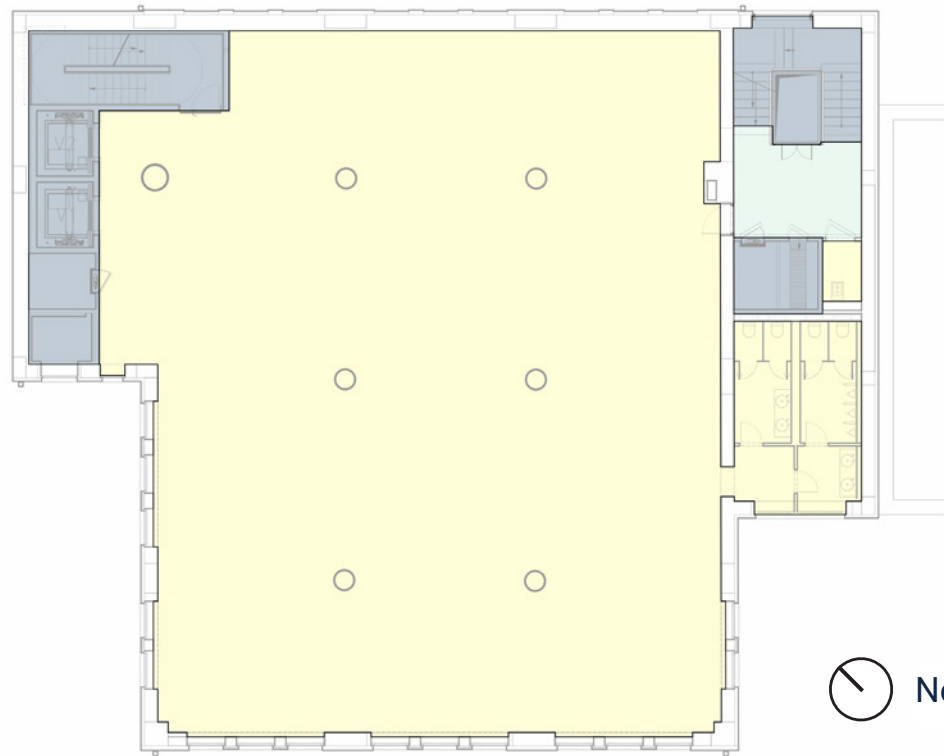









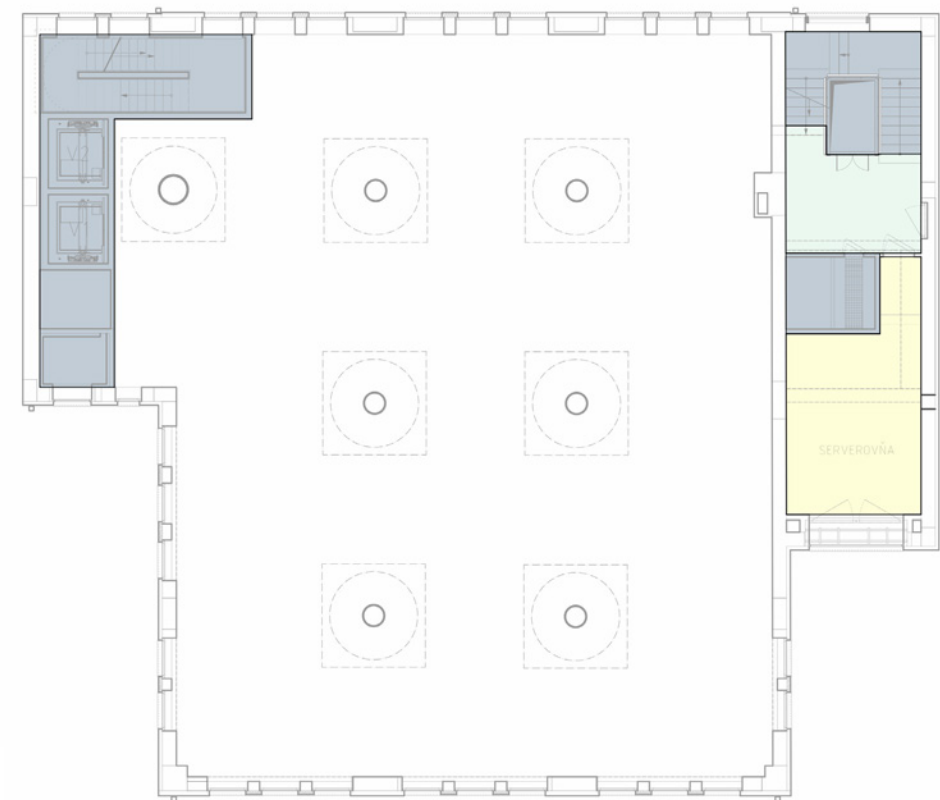


# 2. Floor






North

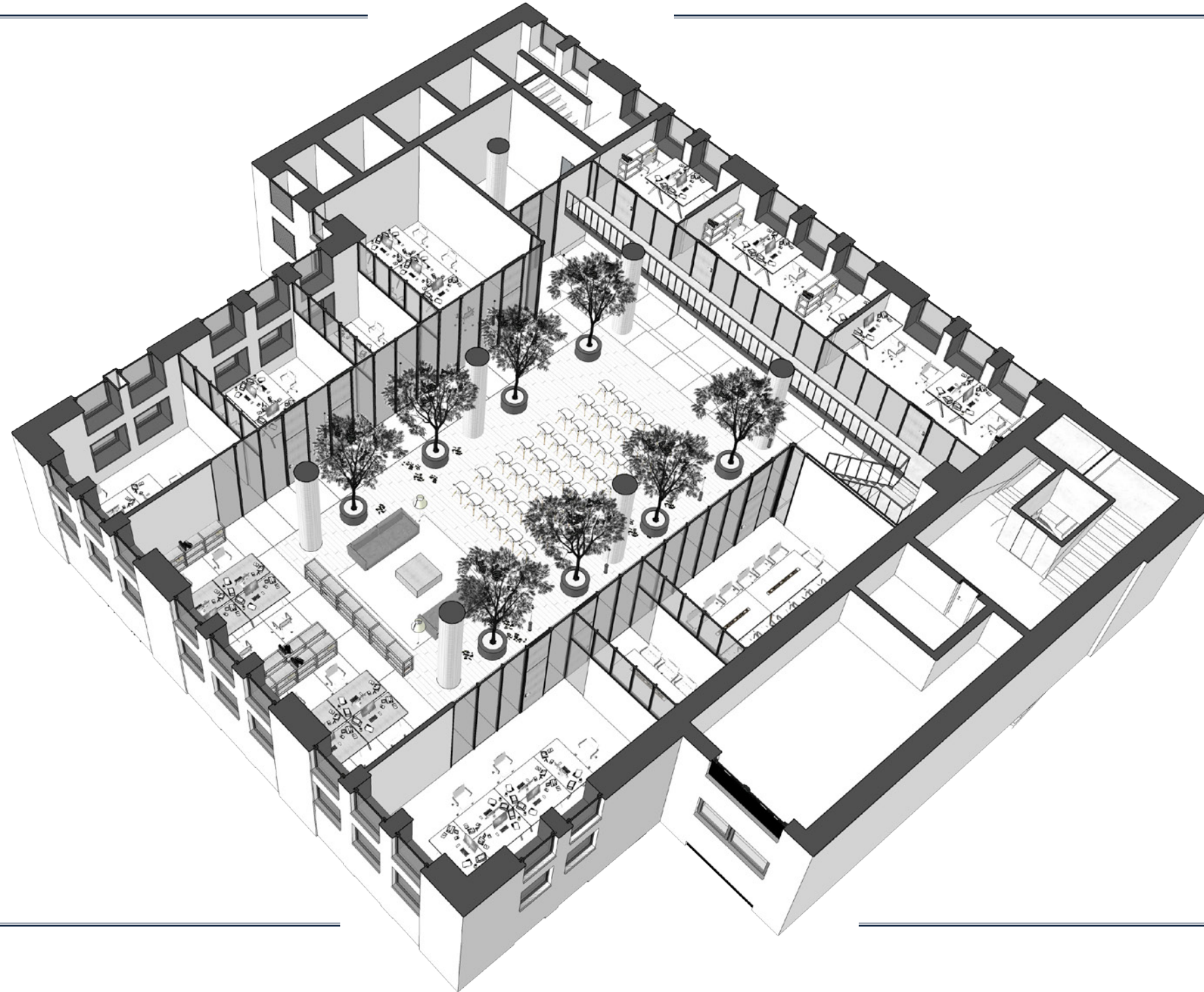
	Premises to let	491,70 m <sup>2</sup>
	Shared areas of the floor	13,12 m <sup>2</sup>
	Shafts	62,81 m <sup>2</sup>



North

	Premises to let	26,98 m <sup>2</sup>
	Shared areas of the floor	13,19 m <sup>2</sup>
	Shafts	61,37 m <sup>2</sup>



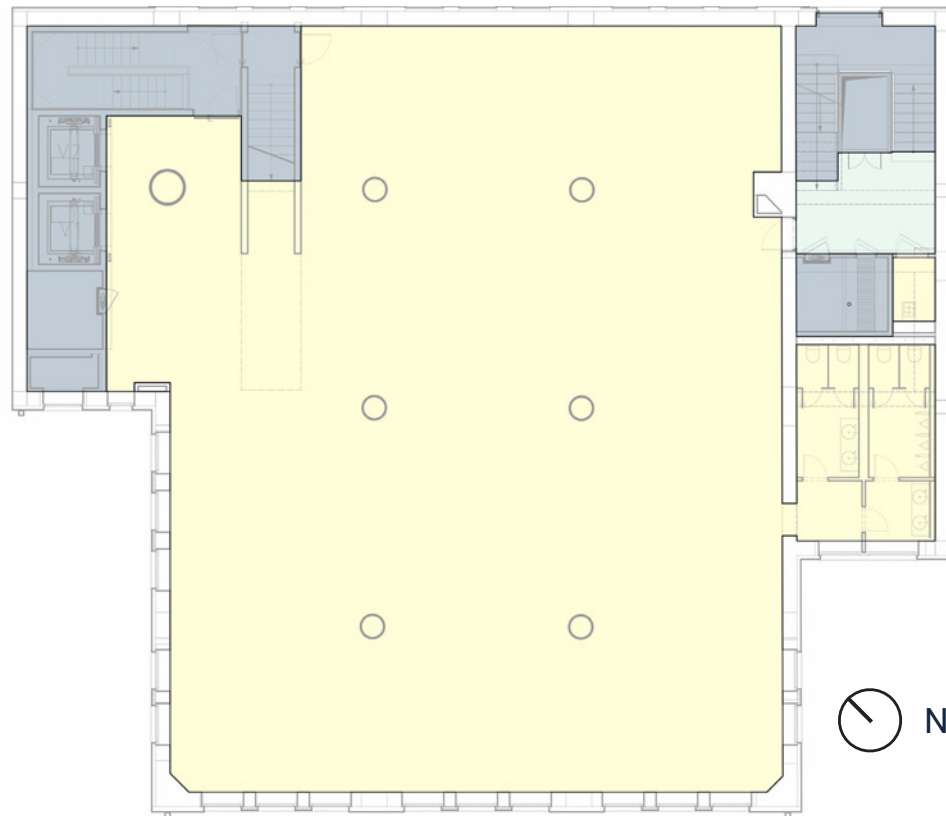









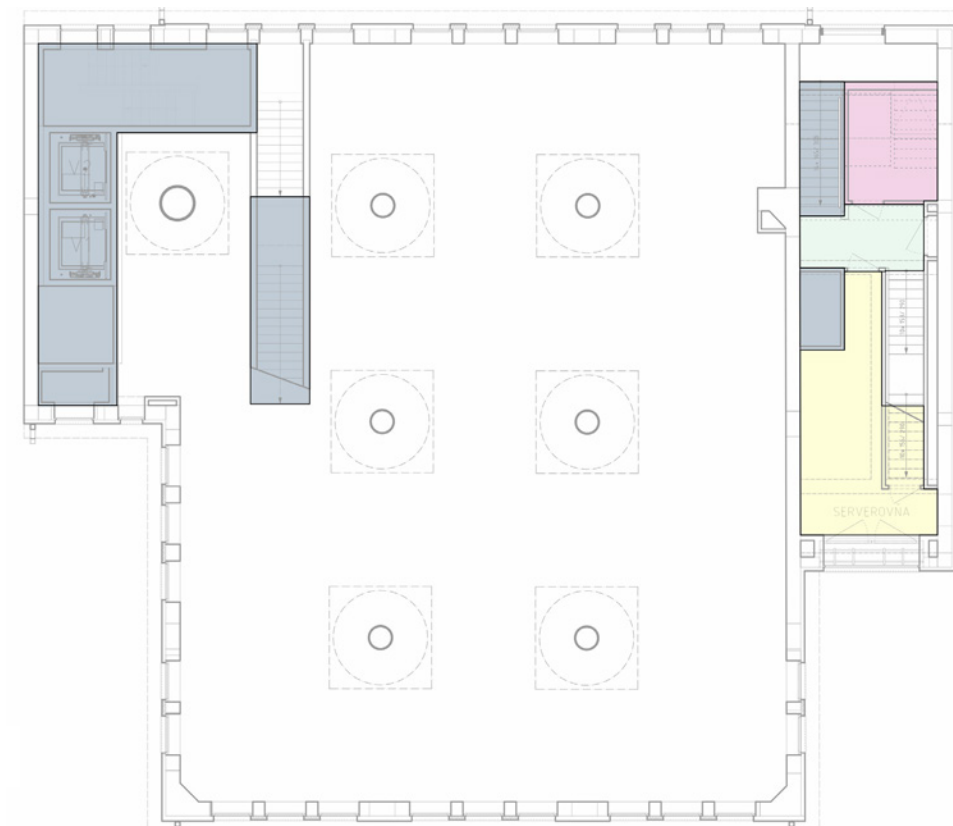


# 3. Floor







North

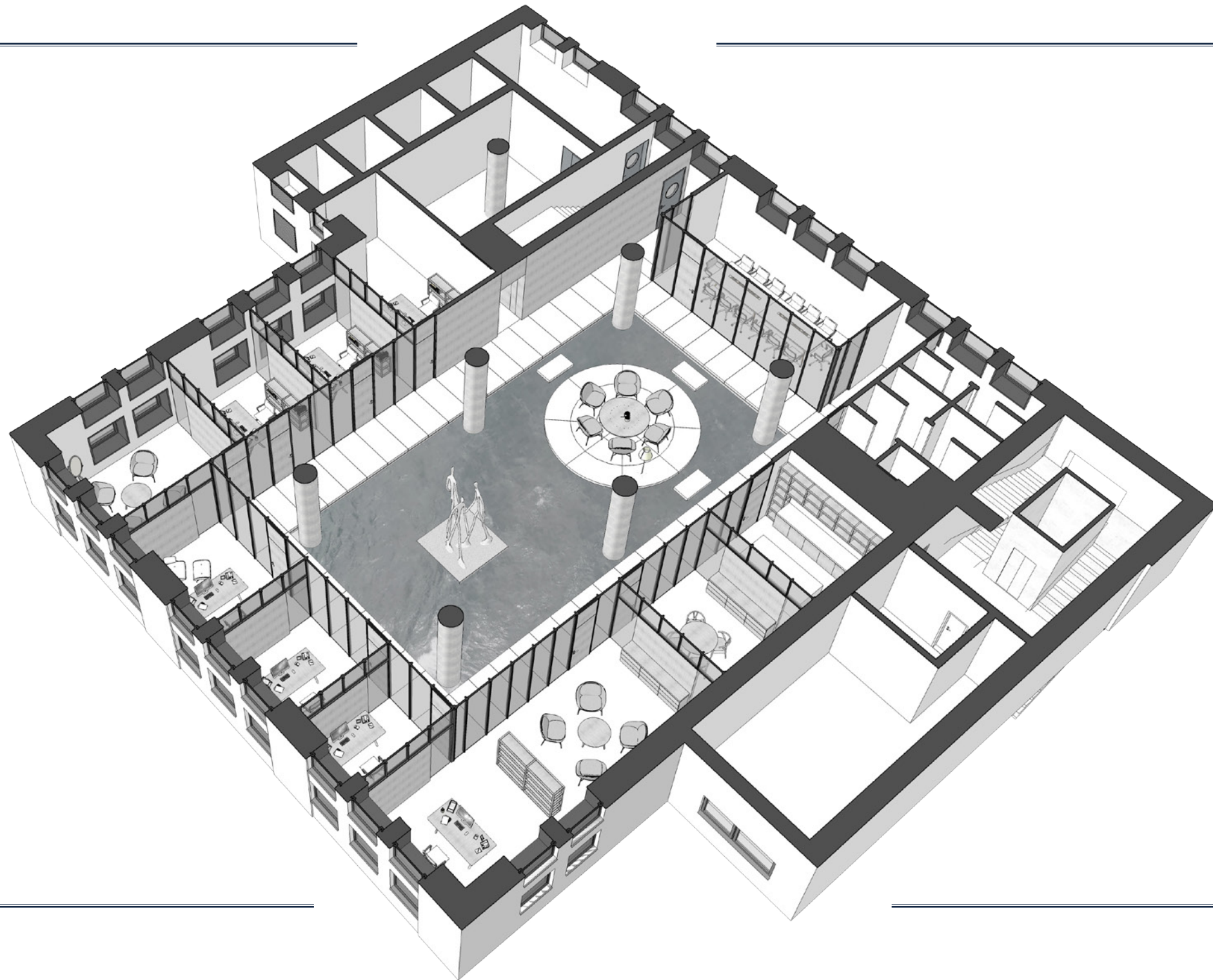
	Premises to let	477,24 m <sup>2</sup>
	Shared areas of the floor	11,46 m <sup>2</sup>
	Shafts	64,78 m <sup>2</sup>



North

	Premises to let	22,77 m <sup>2</sup>
	Shared areas of the floor	7,41 m <sup>2</sup>
	Shared areas of the building	11,60 m <sup>2</sup>
	Shafts	52,38 m <sup>2</sup>





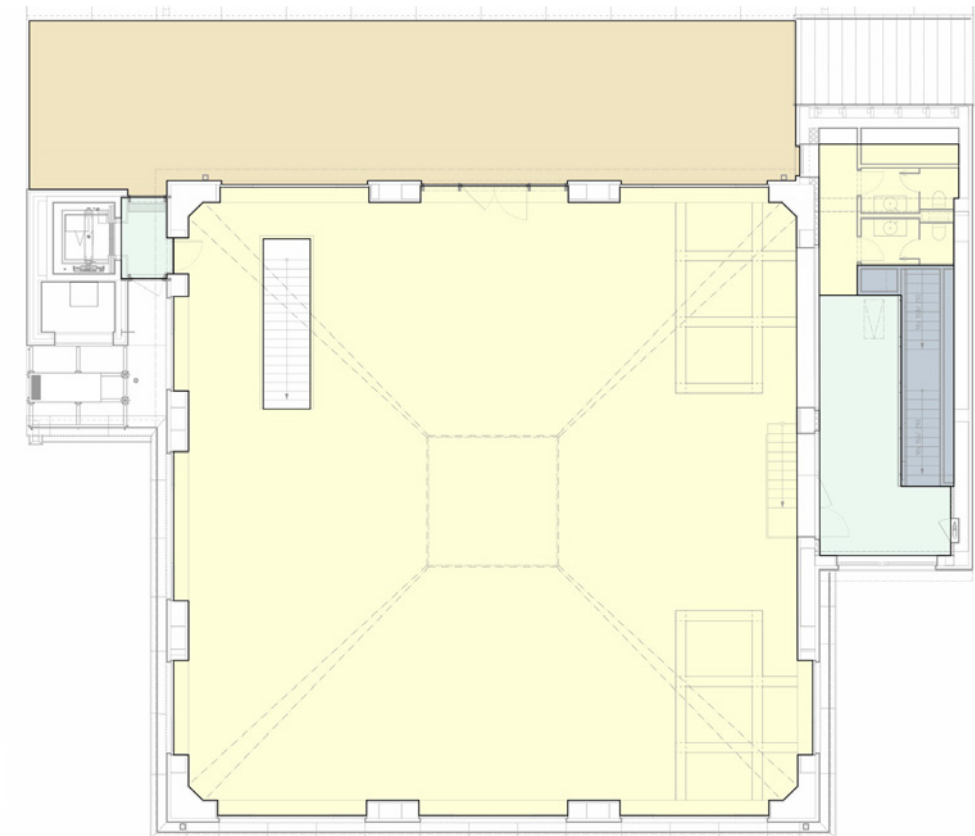












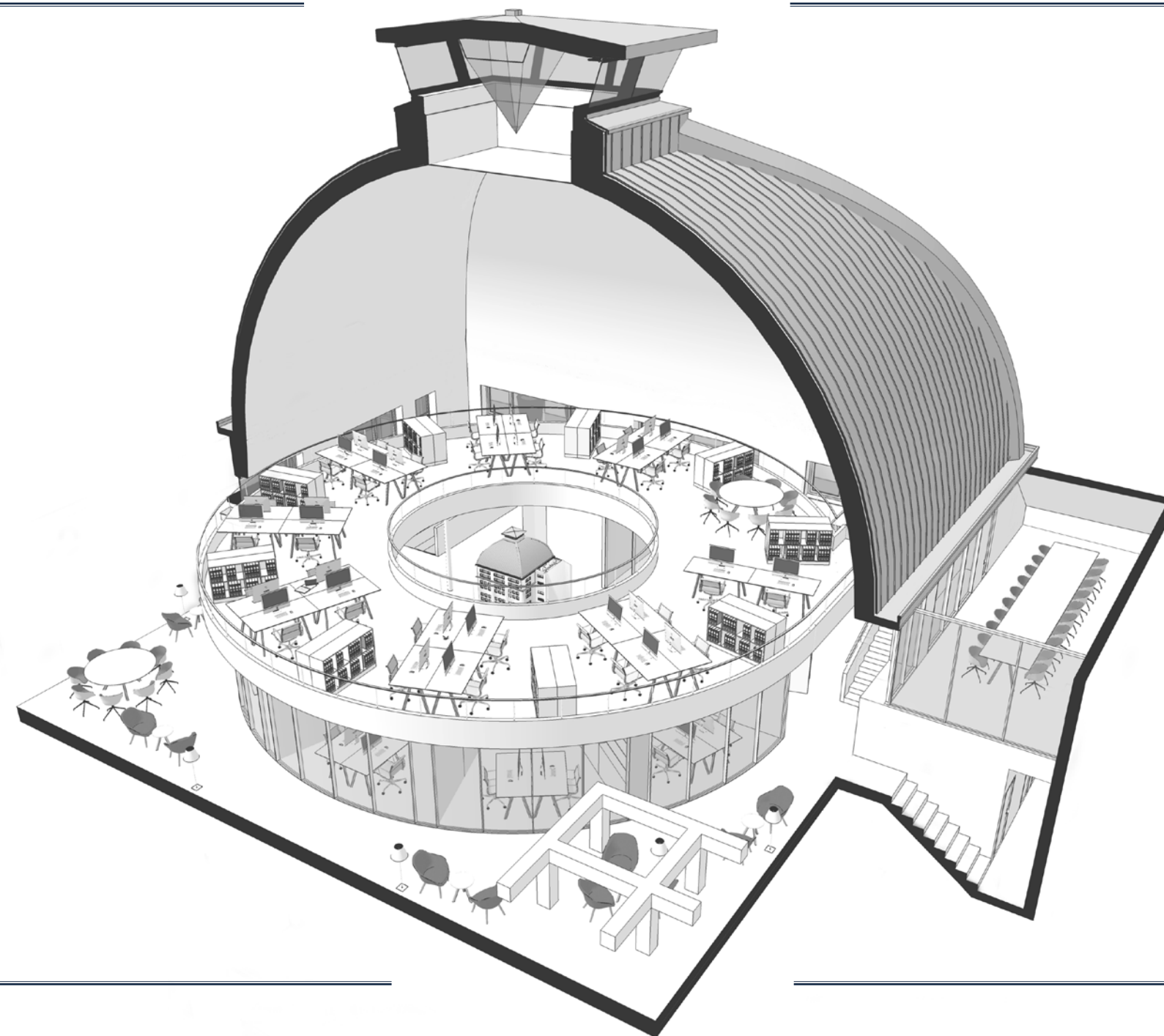
**Spilka**  
OFFICES

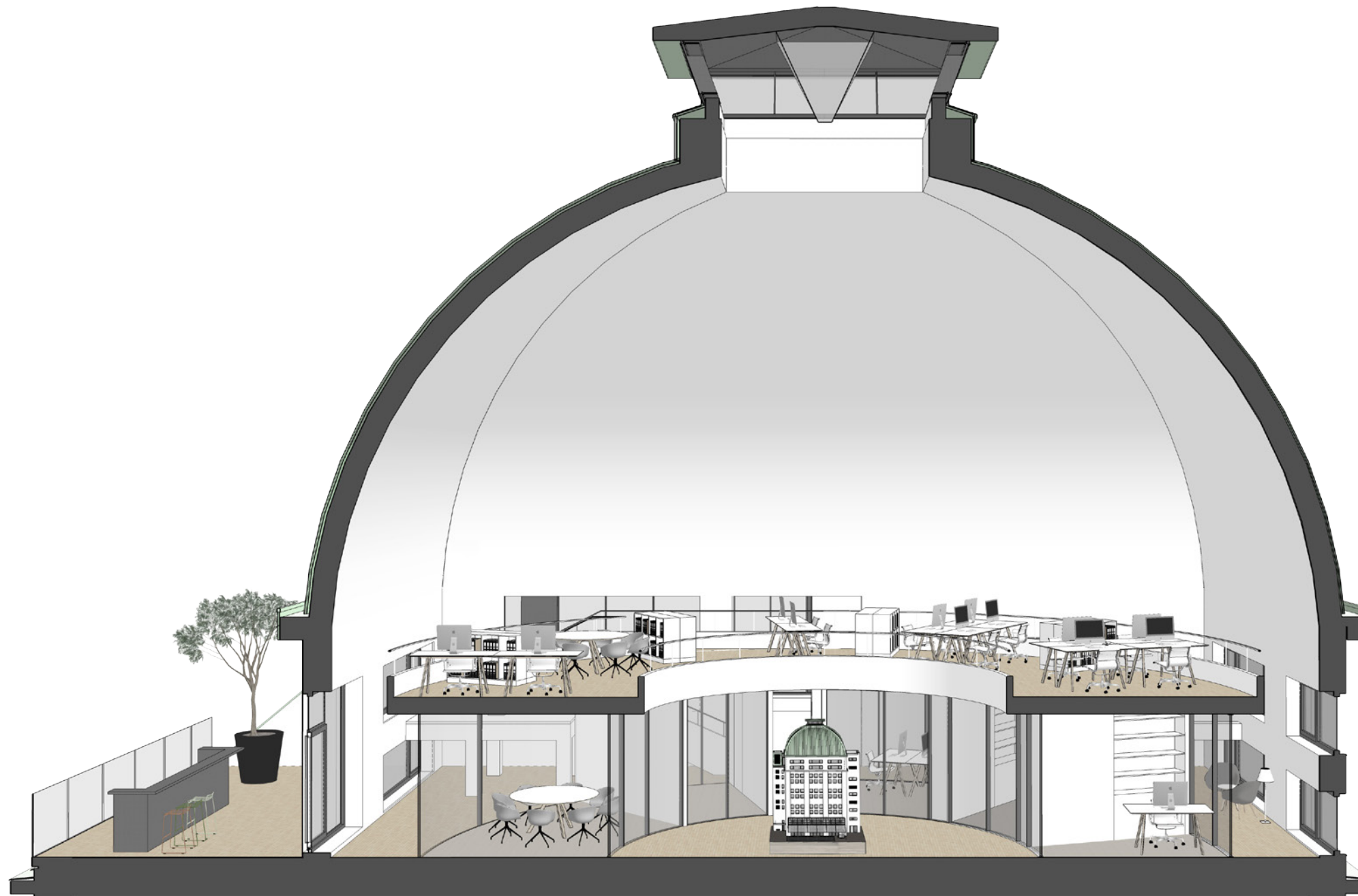


North

	Premises to let	374,85 m <sup>2</sup>
	Premises to let - terrace	119,60 m <sup>2</sup>
	Shared areas of the floor	27,33 m <sup>2</sup>
	Shafts	12,43 m <sup>2</sup>

























## ABOUT THE DEVELOPER

MiddleCap Group is a private investment holding with significant international experience and a team of qualified professionals in real estate, financial analysis and investment management. The holding consists of four divisions - advisory services, private equity, real estate and venture capital with headquarters in Luxembourg and offices in Bratislava, Prague, London, Berlin and Dubai.

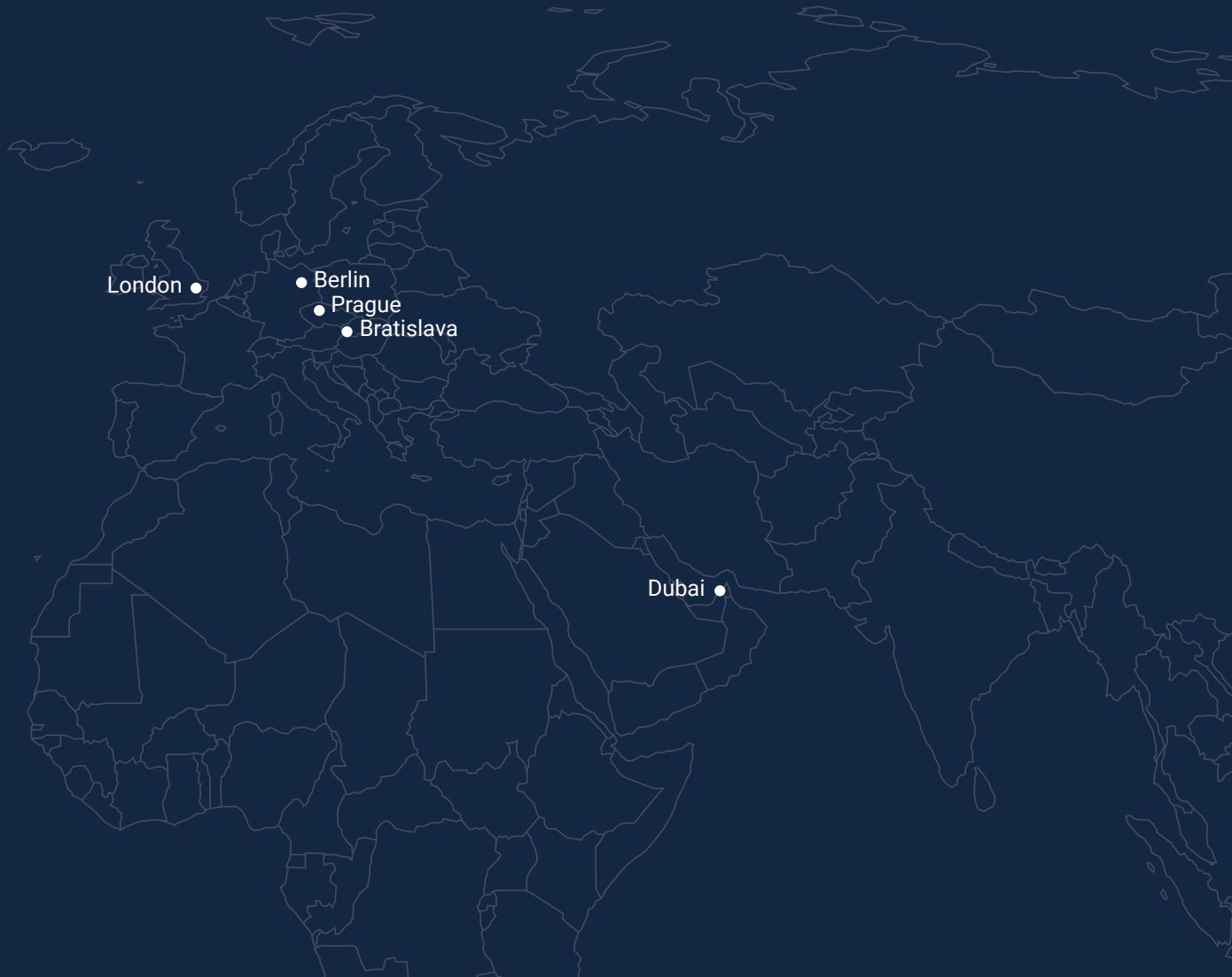
The combination of high-quality architecture and technologically advanced design enables the group to build progressive commercial properties. It thus creates an optimized space for tenants and a valuable product for investors. MiddleCap directs its attention to new progressive ways of design, construction and sustainability, as well as reducing the carbon footprint of its projects.





# MiddleCap

[www.spilkaoffices.sk](http://www.spilkaoffices.sk)



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