

Lack of offices for smaller companies in Bratislava

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A new segment has emerged in the administrative properties market in Bratislava - spaces for small, medium or start-up companies and entrepreneurs. According to the consulting firm CB Richard Ellis (CBRE), the demand of precisely this group of entrepreneurs for quality premises in business centres has increased in the last year. "The growing demand has been evident since last year," Oliver Galata from CBRE said. According to him, this trend can be traced primarily by the number of transactions, of which almost 25% of their total amounted to a demand for premises with the area of up to 150 m².

"Emerging and smaller companies prefer to contract for a shorter period due to unforeseen developments, it is equally inconceivable for them to wait 3 or 4 months to prepare the space," Galati said. The offer of developers in major business centres for smaller and emerging companies is unacceptable, according to him. They are therefore forced to lease offices in older buildings, apartments or private homes without representative services. "We have recorded lack of quality, small space with all the added of a business services centre in the market," said Galati.

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