

<b>Modesta Real Estate s.r.o.</b>	CONTACT	<b>Ing. Peter Miscik</b>
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**OFFICES TO LET**

## WESTEND SQUARE, BRATISLAVA



ADDRESS	<b>Lamačská cesta 3, 841 04 Bratislava IV</b>
SIZE	Office space available from 100 to 2000 sqm
KEYPOINTS	<ul style="list-style-type: none"> <li>• Great and convenient location within Bratislava city</li> <li>• Excellent access by car and public transport</li> <li>• Modern, representative grade A office space</li> <li>• Pleasant office environment with good car parking facilities</li> </ul>
LOCATION	The property is located in the western part of Bratislava, a short distance from the Old Town but also ideally located for access from the D2 motorway.
PROPERTY DESCRIPTION	Modern office space finished to a high standard. The specification includes raised floors, air conditioning, data and telecoms cabling with fibre optic connectivity and a modern fire alarm system. The building benefits from round the clock security and a permanently manned reception, mail delivery service and passenger and freight elevators. There is an onsite restaurant for staff and visitors. Underground parking.
PRICE	Upon Application

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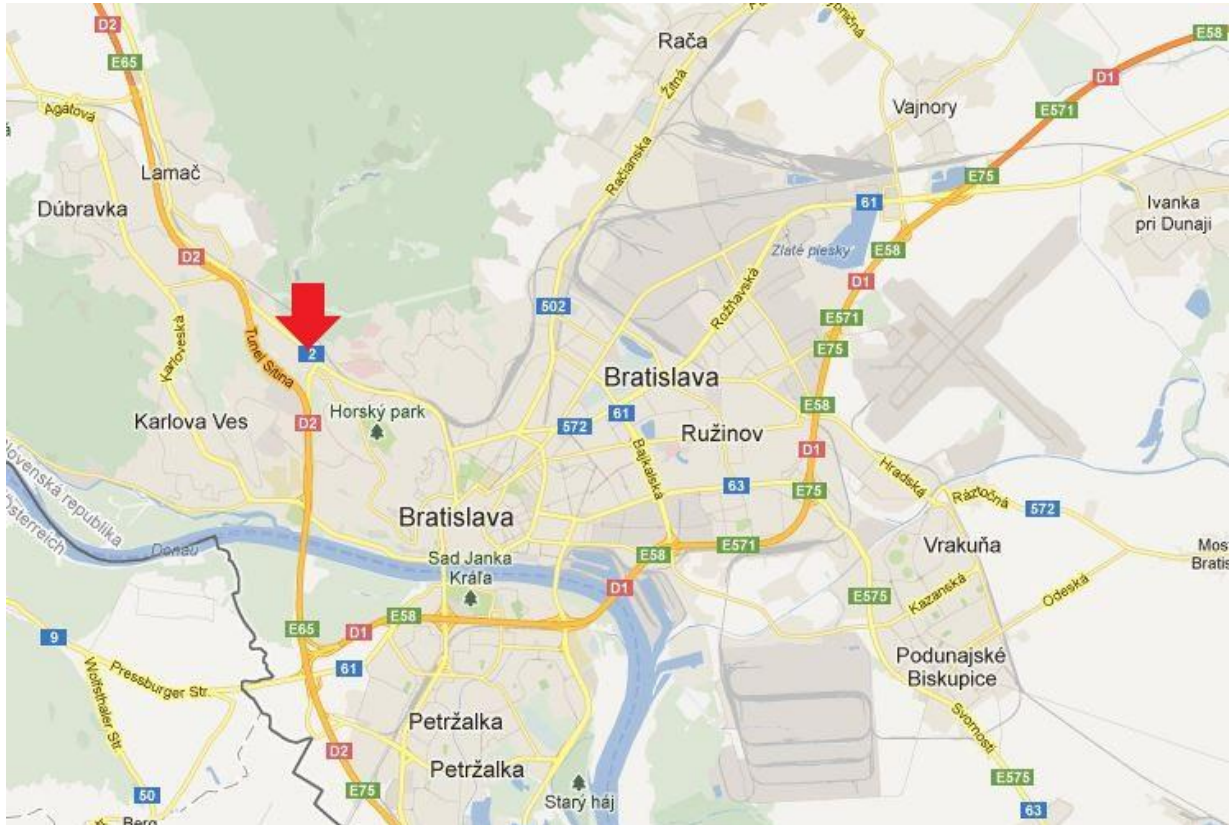
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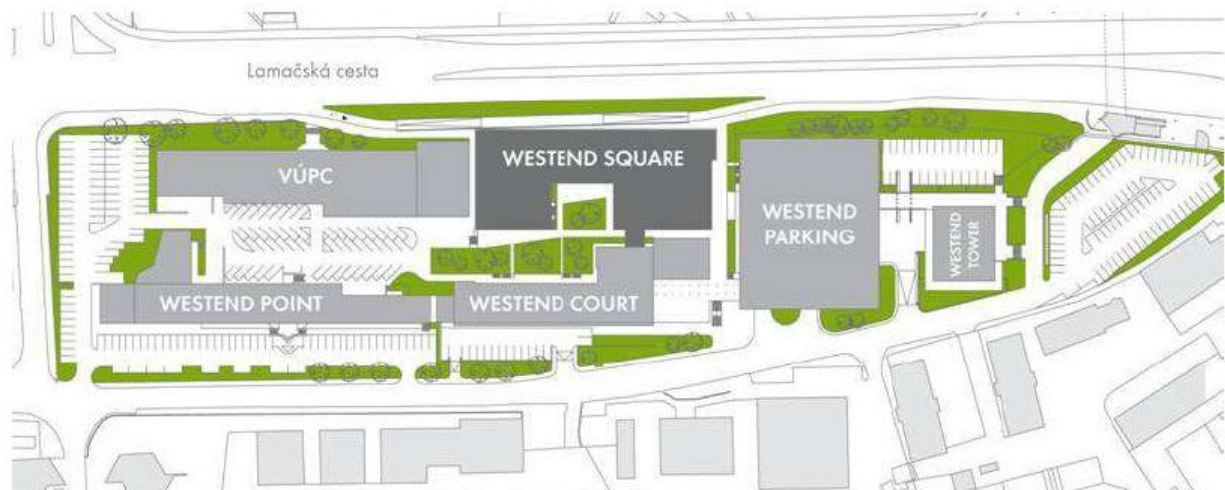
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Map of Location



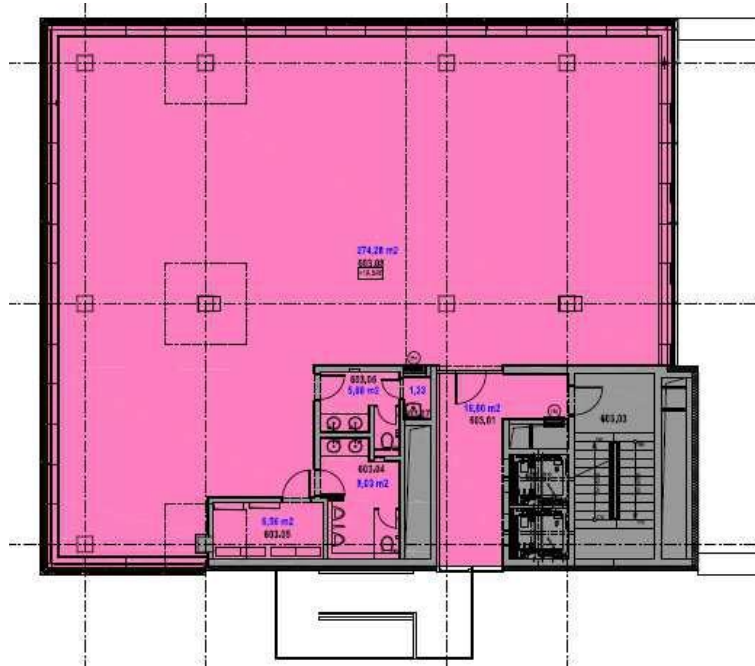
Position of building within the Westend complex



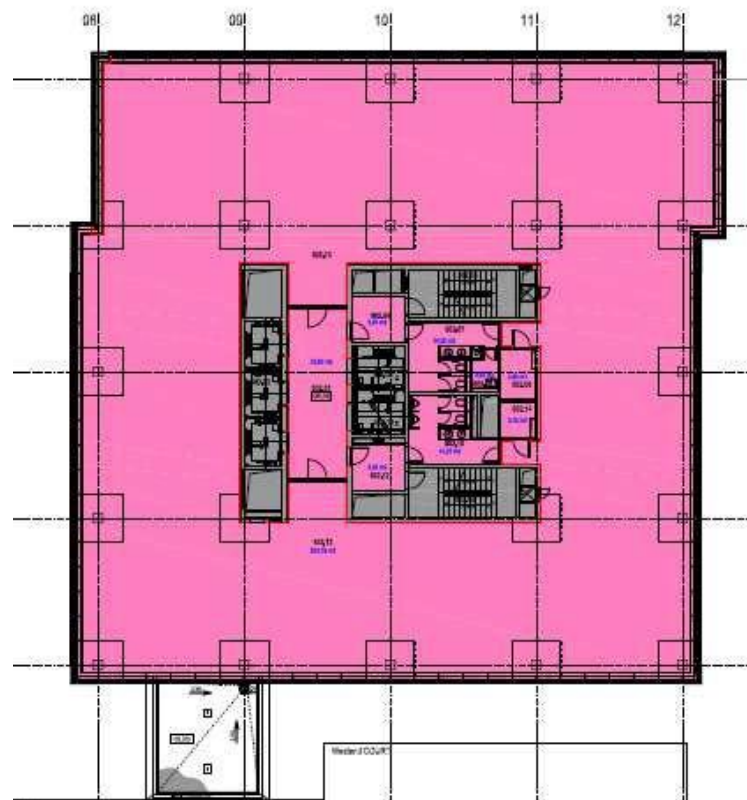
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Layout of 6<sup>th</sup> floor



Layout of 17<sup>th</sup> floor



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Building interior



Further information available upon request

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