



**Szapáry Zsolt**  
Phone: +36 30 377 4913  
Email: [zsolt.szapary@robertson.hu](mailto:zsolt.szapary@robertson.hu)

**Szöke Viktória**  
Phone: +36 30 330 0733  
Email: [viktoria.szoke@robertson.hu](mailto:viktoria.szoke@robertson.hu)



**Herédi Gábor**  
Phone: +36 30 377 4914  
Email: [gabor.heredi@robertson.hu](mailto:gabor.heredi@robertson.hu)

# Gizella Loft

## 1143 Budapest, Gizella út 51-57.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/102-gizella-loft>

The formerly-known Siemens Office building is located in district 14, in the close vicinity of Zugló Railway Station. The new owner of the building have started the re-development of the project at the beginning of 2019 and it was completed at the end of 2020. After the re-development the building offers loft-style offices on 8,500 sq m. The property has a diverse office building stock both technically and functionally which give alternatives for larger HQ type or smaller office requirement too. There are several services which the estate provides: relaxing, calm inner garden, roof garden, restaurant, coffe bar, guest parking, e-charger, conference room rental possibilities, bicycle storage and changing rooms and fitness.

In the close vinicity of the Campus several facilities could be found: coffee bars, 10+ traditional restaurants and canteens, bank agencies (OTP, Erste, MKB), bakeries, cake shop, pharmacy, petrol station (OMV), grocery stores (SPAR, CBA), schools and nurseries, hotel.



Data			
Location	Non Central Pest	Status	Existing building
Completion year	2020 / Q3	Refurbishment year	
Category	A	Number of floors	6

Areas			
Available GLA	1054.74 m <sup>2</sup>	Number of parking lots	100
Gross Leasable Are (GLA)	2955.00 m <sup>2</sup>	Common Area Share (CAR)	7
Office	1054.74 m <sup>2</sup> - 1054.74 m <sup>2</sup>		

Rental fees/prices			
<b>Office</b>	12 €/m²/mo - 13 €/m²/mo	<b>Office Service Charge</b>	1800 Ft/m²/mo
<b>Parking rent</b>	80 €/m²/mo - 80 €/m²/mo		
Technical specification			
4-pipe fan-coil system, Bicycle racks, Changing Rooms, HVAC with heat pump, Own water block, Shower room, UPS,			

Details of the property	
<b>Access</b>	Bus: 5, 7, 7E, 8E, 108E, 110, 112, 133E Tram: 1 Metro: 2, 4 Trolley: 72M, 75, 77 M3 highway in 500m Railway station Zugló 6min
<b>Green certificate</b>	
Amenities	
Card-entry system, Inner garden, 24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, Panoramic view, In-house café, ATM, Conference room for rent, Green Environment, E-car charger,	

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 2	1054.74 m²	12 €/m²/mo - 13 €/m²/mo	

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**Robertson Hungary Kft.**  
 Telephone: +36 (1) 327-2050  
 H - 1138 Budapest, Váci út 117-119. A/1