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Bright Site Offices

2040 Budaörs, Liget utca 1.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/104-bright-site-offices>

Bright Site Offices in Budaörs includes 5 office blocks, on an area of several hectares, with more than 6,000 m2 of rentable office space.

The office park is located in the heart of Budaörs, in a green area, in a location with excellent infrastructure, at the junction of Liget utca and Puskás Tivadar utca.

In the middle of each building there is a traffic core with an elevator, next to it are water blocks, which is why the individual floors can be divided by creating a minimum common area.

Block D consists of two rows of parallel buildings, which are connected by a nicely landscaped inner courtyard, where the surface parking is located.

Under the courtyard surrounded by the office buildings, there is an underground garage with 98 spaces, which can be accessed from the D5 building from Puskás Tivadar Street.

The buildings have basement + ground floor + 3 floors + built-in attic.

The basement level can also be used as a warehouse and car park.

The properties include 98 underground parking spaces and 47 surface parking lots



Data			
Location	Periphery	Status	Existing building
Completion year	2010 /	Refurbishment year	
Category	A	Number of floors	3

Areas			
Available GLA	868.8 m²	Number of parking lots	147
Gross Leasable Are (GLA)	6100.00 m²	Common Area Share (CAR)	
Office	54.5 m² - 868.8 m²		

Rental fees/prices				Details of the property	
Office	8 €/m ² /mo - 10 €/m ² /mo	Office Service Charge	2000 Ft/m ² /mo	Access	The Bright Sight office park is located in the center of the most developed settlement of the agglomeration, a few minutes from Budapest. A direct exit from the M1 and M7 motorways makes transportation easier; the property is also conveniently accessible from Vienna, 5 minutes from the exit of the M1/M7 highways, avoiding traffic jams on the road leading to the capital. From the Kelenföld terminus of the M4 metro, take buses 40 and 40E, further routes to Budaörs: 88, 140, 140A, 140B, 188E, 240E, 272, 287, 287A. From downtown Budapest with its own bus route: Népliget-Boráros tér-Allee Shopping Center-Kosztolányi Dezsőtér-Déli Pu.-BAH junction-Sasadi út-Bright Sight route.
Parking rent	35 €/m ² /mo - 60 €/m ² /mo				
Technical specification				Green certificate	
Technical specification				Amenities	
4-pipe fan-coil system, Openable windows, Raised floor, Underground garage, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Changing Rooms, Flexible layout, Shower room,				Card-entry system, Free parking area, 24/7 security service, Reception service, Visitor parking, In-house restaurant, Surface parking, In-house café, Conference room for rent, Green Environment, Display of company logo, Storage rental possibility,	

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
D6 - Unit 1	To let	Office	Floor 1	177 m²	8 €/m²/mo - 10 €/m²/mo	
D6 - Unit 2	To let	Office	Floor 2	278.3 m²	8 €/m²/mo - 10 €/m²/mo	
D6 - Unit 3	To let	Office	Floor 4	54.6 m²	8 €/m²/mo - 10 €/m²/mo	
D7 - Unit 1	To let	Office	Floor 2	58.8 m²	8 €/m²/mo - 10 €/m²/mo	
D7 - Unit 2	To let	Office	Floor 4	54.5 m²	8 €/m²/mo - 10 €/m²/mo	
D8 - Unit 1	To let	Office	Floor 1	245.6 m²	8 €/m²/mo - 10 €/m²/mo	

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