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# Andrássy Palace

## 1061 Budapest, Andrássy út 9.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/11-andrassy-palace>

This exceptional building is located in the heart of Budapest on Andrassy Avenue. Andrassy Avenue is the capital's priority protected route and the representative boulevard of Budapest. The high quality complex of two wings is accessible from both Andrássy and Paulay Ede Streets. Cafes, restaurants, event halls, cultural and entertainment facilities, dry cleaners, fitness and yoga clubs, grocery stores, pharmacies, hotels, banks can be found in the immediate vicinity of the building. The quality of its facilities makes it a first-class office building meeting the highest standards. The building has a total of 8,642 m2 of Grade A office and retail space, with the modern wing facing Paulay Ede Street measuring 4,279m2; while the old-style unit facing Andrassy Avenue measures 4,928m2.



Data			
Location	CBD	Status	Existing building
Completion year	1889 / Q1	Refurbishment year	2000
Category	A	Number of floors	6

Rental fees/prices			
Office	16 €/m²/mo - 18.5 €/m²/mo	Office Service Charge	7.63 €/m²/mo
Parking rent	110 €/m²/mo - 110 €/m²/mo		

Areas			
Available GLA	1723 m²	Number of parking lots	152
Gross Leasable Are (GLA)	8303.03 m²	Common Area Share (CAR)	17
Office	480 m² - 1723 m²		

Details of the property	
Access	Metro: M1, M2 and M3 from Deák square Bus: 105 Trolley: 72,73
Green certificate	BREEAM Very Good

Technical specification

4-pipe fan-coil system, Bicycle racks, Diesel generator, Double electric feed, Fresh air supply, Openable windows, Optical cabling, Own water block, Raised floor, Sprinkler system, Suspended Ceiling, Telefon Center, UPS,

Amenities

Card-entry system, In-house property management, 24/7 security service, Post office close to the building, CCTV camera system, Visitor parking, In-house restaurant, Kitchenette, Conference room for rent,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Paulay - Unit 1	To let	Office	Floor 0	480 m²	16 €/m²/mo - 18.5 €/m²/mo	
Paulay - Unit 2	To let	Office		615 m²	16.5 €/m²/mo - 17.5 €/m²/mo	
Paulay - Unit 3	To let	Office	Floor 1	628 m²	16 €/m²/mo - 18.5 €/m²/mo	

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