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Freedom Palace

1054 Budapest, Szabadság tér 14.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/113-freedom-palace>

The palace located under Szabadság square 14 was built in 1901 based on the plans of architect Artúr Meinig. La Société Générale Immobilière Magyarország renewed the building in 2010 which resulted in nearly 8300 m2 of floor space, and in respect of historic building aspects, an office building widely complying with the technical expectations of the 21st century has been handed over in the historical heart of Budapest.



Data			
Location	CBD	Status	Existing building
Completion year	1901 / Q3	Refurbishment year	2010
Category	A	Number of floors	1

Rental fees/prices			
Office	22 €/m ² /mo - 23 €/m ² /mo	Office Service Charge	13.5 €/m ² /mo
Parking rent	€/m ² /mo - €/m ² /mo	Min. term of lease	3

Areas			
Available GLA	321.4 m ²	Number of parking lots	0
Gross Leasable Are (GLA)	8300.00 m ²	Common Area Share (CAR)	16
Office	159 m ² - 321.4 m ²		

Details of the property	
Access	The building of the office-block of Szabadság square 14 falls to a few minutes walking from two metro lines (M2 – Kossuth Lajos square, M3 – Arany János street), the tramways 2 and 2a, and numerous bus and trolleybus lines are easily accessible. With car, the building can be reached from many transportation hubs arriving either from the Pest or the Buda side. The Lipót garage located under Szabadság square is capable of housing eight-hundred cars. Tram: 2, 2a Bus: 105 Metro: M2, M3

Green certificate

Technical specification	Amenities
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4-pipe fan-coil system, Double electric feed, External shading, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, UPS,

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Panoramic view, In-house café, Terrace,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	162.4 m²	22 €/m²/mo - 23 €/m²/mo	Joint unit, available only together (Floor 0+1)

Unit 2	To let	Office	Floor 1	159 m²	22 €/m²/mo - 23 €/m²/mo	Joint unit, available only together (Floor 0+1)
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