



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

**Szóke 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)

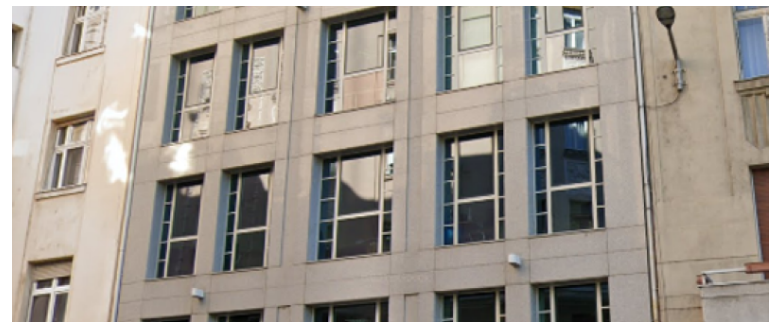


# Bakáts Center Office Building

## 1092 Budapest, Ráday u. 51.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/133-bakats-center-office-building>

The office building is located in the best part of Ferencváros, on Bakáts Square. The building is situated in a peaceful, green environment, opposite a church.



Data			
Location	Central Pest	Status	Existing building
Completion year	2000 / Q1	Refurbishment year	2003
Category	A	Number of floors	6

Rental fees/prices			
Office	12 €/m <sup>2</sup> /mo - 13.5 €/m <sup>2</sup> /mo	Office Service Charge	4.5 €/m <sup>2</sup> /mo
Parking rent	76 €/m <sup>2</sup> /mo - 76 €/m <sup>2</sup> /mo		

### Technical specification

2-pipe fan-coil system, Bicycle racks, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Raised floor, Suspended Ceiling, Underground garage,

Areas			
Available GLA	288.75 m <sup>2</sup>	Number of parking lots	20
Gross Leasable Are (GLA)	75.00 m <sup>2</sup>	Common Area Share (CAR)	5
Office	78.75 m <sup>2</sup> - 288.75 m <sup>2</sup>		

Details of the property	
Access	Metro: M3 Tram: 2, 2A, 4, 6
Green certificate	

### Amenities

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	78.75 m <sup>2</sup>	12 €/m <sup>2</sup> /mo - 13.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 2	210 m <sup>2</sup>	12 €/m <sup>2</sup> /mo - 13.5 €/m <sup>2</sup> /mo	

**Confidentiality**  
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.  
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS  
REAL ESTATE**

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