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# Margit Palace

## 1027 Budapest, Henger utca 2.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/161-margit-palace>

The office center is situated in a pleasant environment in Buda, at the foot of Rózsadomb, just a step from the River Danube, providing a wonderful view to the Houses of the Parliament. The location of the building gives easy access from Pest and Buda sides through Margit Bridge and the junction of Fő u. and Tölgyfa u. The office building is in the very center of Budapest. Reddish brick walls together with the most advanced and modern building materials and structures determine the unique mood of the building. The state-of-the-art office building shows the elegance of the 19th century's architecture because it was built with the proportions and on the remains of an old streetcar storage. The modern building fulfils the highest technical expectations and it was refurbished in the year 2017.



Data			
Location	Central Buda	Status	Existing building
Completion year	/	Refurbishment year	2017
Category	A	Number of floors	5

Rental fees/prices			
Office	15 €/m²/mo - 17 €/m²/mo	Storage	8 €/m²/mo - 8 €/m²/mo
Office Service Charge	5.9 €/m²/mo	Storage Service Charge	8 €/m²/mo

Parking rent	120 €/m²/mo - 120 €/m²/mo
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Areas			
Available GLA	3743.5 m²	Number of parking lots	90
Gross Leasable Are (GLA)	17200.00 m²	Common Area Share (CAR)	7.95
Office	199.5 m² - 3723.5 m²	Storage	20 m² - 20 m²

Details of the property	
Access	Tram: 4,6,17,19,41 Bus: 6,91,109,191,291 Suburban train: H5 Metro: M2
Green certificate	BREEAM-in-Use-Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Diesel generator, Elevators, High speed/freight elevator, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling,

Card-entry system, 24/7 security service, Reception service, In-house restaurant, In-house café, ATM,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	199.5 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 17 €/m <sup>2</sup> /mo	A building Under offer
Unit 2	To let	Office	Floor 1	707 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	1026 m <sup>2</sup>	15.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 3	453 m <sup>2</sup>	16 €/m <sup>2</sup> /mo - 16 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 4	936 m <sup>2</sup>	16 €/m <sup>2</sup> /mo - 16 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 5	402 m <sup>2</sup>	16.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 7	To let	Storage		20 m <sup>2</sup>	8 €/m <sup>2</sup> /mo - 8 €/m <sup>2</sup> /mo	

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