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# Alkotás Point

## 1123 Budapest, Alkotás út 48-50.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/182-alkotas-point>

Alkotás Point is located in Central Buda, in the 12th district of Budapest at the junction of Alkotás utca, Győrfi út and Csörsz utca. Situated between Déli pályaudvar and Hotel Novotel, the building can be easily reached from Pest side through Erzsébet Bridge-Hegyalja street, Margaret Bridge-Margit boulevard as well as Budaörs and Vienna through motorway M1/ M7.The 12th district is well serviced with shopping malls, fitness clubs, restaurants and hotels that can support the in-house services.

Data			
Location	Central Buda	Status	Existing building
Completion year	2003 / Q1	Refurbishment year	2012
Category	A	Number of floors	

Rental fees/prices			
Office	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	Office Service Charge	3200 Ft/m <sup>2</sup> /mo
Parking rent	130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo	Min. term of lease	5

### Technical specification

4-pipe fan-coil system, Bicycle racks, Fresh air supply, Raised floor, Shower room, Suspended Ceiling,

Areas			
Available GLA	6025 m <sup>2</sup>	Number of parking lots	395
Gross Leasable Are (GLA)	25000.00 m <sup>2</sup>	Common Area Share (CAR)	3.18
Office	255 m <sup>2</sup> - 6025 m <sup>2</sup>		

Details of the property	
Access	Metro: M2 Tram: 61, 18, 59, 59A, 17 Bus: 8, 105, 112, 40, 212, 39, 90, 102
Green certificate	BREEAM Very Good BREEAM-in-Use-Very Good

### Amenities

In-house property management, 24/7 security service, Reception service, In-house restaurant, In-house café, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	445 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	1500 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 1	480 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 4	1200 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 5	400 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 5	315 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 7	To let	Office	Floor 5	255 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	from Q1 2024
Unit 8	To let	Office	Floor 6-7	770 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 6-7	660 m <sup>2</sup>	17 €/m <sup>2</sup> /mo - 18.5 €/m <sup>2</sup> /mo	

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