

Szapáry Zsolt
 Phone: +36 30 377 4913
 Email: zsolt.szapary@robertson.hu

Szóke Viktória
 Phone: +36 30 330 0733
 Email: viktoria.szoke@robertson.hu

Herédi Gábor
 Phone: +36 30 377 4914
 Email: gabor.heredi@robertson.hu

Allee Corner Office House

1117 Budapest, Október huszonharmadika u. 6-10.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/183-allee-corner-office-house>

Allee is located in the heart of the 11th district - on the spot of the former Buda Skála - in the territory surrounded by the Október 2, Kőrösy, Váli and Bercsényi Streets.



Data

Location	Central Buda	Status	Existing building
Completion year	2009 / Q4	Refurbishment year	
Category	A	Number of floors	

Rental fees/prices

Office	17.6 €/m ² /mo - 17.6 €/m ² /mo	Office Service Charge	5.8 €/m ² /mo
Parking rent	140 €/m ² /mo - 140 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Diesel generator, Double electric feed, External shading, Fire alarm system, Openable windows, Raised floor, Suspended Ceiling,

Areas

Available GLA	2244 m ²	Number of parking lots	162
Gross Leasable Are (GLA)	7000.00 m ²	Common Area Share (CAR)	7
Office	624 m ² - 2244 m ²		

Details of the property

Access
 Metro: M4
 Tram: 4, 6, 19, 41, 47, 49
 Bus: 7, 12, 73, 86, 173

Green certificate

Amenities

Card-entry system, In-house property management, 24/7 security service, Post office close to the building, Reception service, Visitor parking, In-house restaurant, In-house café,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Corner B Tower - Unit 1	To let	Office	Floor 3	624 m ²	17.6 €/m ² /mo - 17.6 €/m ² /mo	From July 2024
Corner B Tower - Unit 2	To let	Office	Floor 3	1620 m ²	17.6 €/m ² /mo - 17.6 €/m ² /mo	From 2025 Q1-Q2

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