



**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)



# Madách Trade Center

## 1075 Budapest, Madách Imre út 13 -14.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/186-madach-trade-center>

The two buildings, facing each other, are connected by a three level underground garage. Our Center meets all expectations regarding style, comfort and functionality; due to a recent upgrade, a new and modern entrance hall welcomes tenants, employees and visitors. Refurbishing of the office spaces and common areas is carried out on an ongoing basis.



### Data

<b>Location</b>	Central Pest	<b>Status</b>	Existing building
<b>Completion year</b>	1994 / Q1	<b>Refurbishment year</b>	2007
<b>Category</b>	A	<b>Number of floors</b>	

### Rental fees/prices

<b>Office</b>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	7 €/m <sup>2</sup> /mo
<b>Parking rent</b>	130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo		

### Technical specification

4-pipe fan-coil system, Diesel generator, Double electric feed, External shading, Fire alarm system, Fresh air supply, Openable windows, Own water block, Raised floor, Suspended Ceiling,

### Areas

<b>Available GLA</b>	1946.5 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	0.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	2.74
<b>Office</b>	170.5 m <sup>2</sup> - 1946.5 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M1, M2, M3 Tram: 47, 49 Bus: 5, 9, 105
<b>Green certificate</b>	

### Amenities

24/7 security service, Reception service, In-house restaurant, Kitchenette, Conference room for rent,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	302 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	615 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	270 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 2	410 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 3	179 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 7	170.5 m <sup>2</sup>	15.9 €/m <sup>2</sup> /mo - 15.9 €/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