

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

MBC Business Center

1012 Budapest, Vérmező út 4.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/19-mbc-business-center>

The building is situated in one of the central districts of Buda, at the foot of the Castle-Hill, with direct panorama to Széll Kálmán Square. The office building is in excellent technical condition and offers 5,200 sqm various office areas on 6 levels. The common areas of the building were reconstructed in 2020. Technical development was also realized e.g. new central system provides the continuous circulation of fresh air. The two-storey underground garage helps to fulfil tenant's parking place requirements. Due to the easy access of the building MBC is an ideal choice for service provider enterprises and for companies with high number of daily visitors. There are wide range of services in the close vicinity of the building, Mammut Shopping Centre is only a 5 min walking distance. The accessibility of the office building is excellent by car and public transport vehicles.



Data

Location	Central Buda	Status	Existing building
Completion year	2002 / Q2	Refurbishment year	2021
Category	A	Number of floors	6

Rental fees/prices

Office	13.5 €/m ² /mo - 14.5 €/m ² /mo	Office Service Charge	1850 Ft/m ² /mo
Parking rent	100 €/m ² /mo - 100 €/m ² /mo	Min. term of lease	5

Areas

Available GLA	1694 m ²	Number of parking lots	27
Gross Leasable Are (GLA)	5115.00 m ²	Common Area Share (CAR)	14.15
Office	179 m ² - 1694 m ²		

Details of the property

Access	Metro: M2 Tram: 4, 6, 59, 61 Bus: 16, 56, 91, 149, 155,156, 139
---------------	---

Green certificate

Technical specification

4-pipe fan-coil system, Air conditioning, Bicycle racks, Changing Rooms, Elevators, Fire alarm system, Fresh air supply, Openable windows, Radiators, Shower room, Suspended Ceiling, Underground garage, LED lighting, High quality fit-out,

Amenities

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, BUBI/Lime station nearby, Reception service, Visitor parking, Hotel(s) nearby, Direct metro access, In-house restaurant, Panoramic view, Tramline within 200 m, In-house café, Kitchenette, Terrace, ATM, Good public transport accessibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Gallery	421 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	
Unit 2	To let	Office	Gallery	179 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	
Unit 3	To let	Office	Floor 3	328 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	From April 2024
Unit 4	To let	Office	Floor 4	766 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	From December 2023

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