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Blue Cube

1138 Budapest, Váci út 182.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/191-blue-cube>

The office building was built in 2002, its modern, spacious, light and sunny offices and its flexible partitioning makes it attractive for medium and large companies.
The building is located on the Váci office corridor, excellent transport acces: metro station (M3-Gyöngyösi utca) and bus stops (4, 122) are in 3 minutes walking distance, and free parking is available on the service road along Váci út.
In-house restaurant, conference room, gym, Unilever employee shop are availlable for the tenants.
The next door Duna Plaza shopping center offers plenty of services: post office, bank, restaurants, mobile phone customer service, fitness, hairdresser, massage, carwash, petrol station.



| Data | | | |
|--------------------|---|-----------------------|----------------------------|
| Location | Váci Corridor | Status | Existing building |
| Completion year | 2002 / Q1 | Refurbishment year | |
| Category | A | Number of floors | 4 |
| Rental fees/prices | | | |
| Office | 11 €/m ² /mo - 13 €/m ² /mo | Office Service Charge | 2500 Ft/m ² /mo |
| Parking rent | 100 €/m ² /mo - 100 €/m ² /mo | Min. term of lease | 3 |

| Areas | | | |
|--------------------------|---|-------------------------|------|
| Available GLA | 3254 m ² | Number of parking lots | 185 |
| Gross Leasable Are (GLA) | 10320.00 m ² | Common Area Share (CAR) | 5.76 |
| Office | 97 m ² - 3254 m ² | | |
| Details of the property | | | |
| Access | Metro: M3 Bus: 105 | | |
| Green certificate | BREEAM-in-Use-Very Good | | |

| Technical specification | Amenities |
|-------------------------|-----------|
|-------------------------|-----------|

4-pipe fan-coil system, Diesel generator, Fresh air supply, Openable windows, Own water block, Sprinkler system, Suspended Ceiling, UPS,

Card-entry system, Free parking area, 24/7 security service, Reception service, Fitness/gym, In-house restaurant, Conference room for rent,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|---------------------|---|--------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | To let | Office | Floor 0 | 97 m ² | 11 €/m ² /mo - 11 €/m ² /mo | |
| Unit 2 | To let | Office | Floor 0 | 195 m ² | 11 €/m ² /mo - 11 €/m ² /mo | |
| Unit 3 | To let | Office | Floor 0 | 189 m ² | 11 €/m ² /mo - 11 €/m ² /mo | |
| Unit 4 | To let | Office | Floor 1 | 865 m ² | 13 €/m ² /mo - 13 €/m ² /mo | |
| Unit 5 | To let | Office | Floor 2 | 819 m ² | 13 €/m ² /mo - 13 €/m ² /mo | |
| Unit 6 | To let | Office | Floor 3 | 1089 m ² | 13 €/m ² /mo - 13 €/m ² /mo | |

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Prices do not include VAT.



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