



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



Terra Park Next A&B Office Buildings

2040 Budaörs, Puskás Tivadar Út 4. ,12.

Datasheet of the property:
<https://robertson.makeitonline.hu/en/property/215-terra-park-next-ab-office-buildings>

Terrapark Next A and B buildings are ideal headquarters for those companies who look not only for quality offices, but also for quiet and green environment. Not only several restaurants, cafés and sporting and shopping facilities (Auchan, Tesco, Ikea, Decathlon, Media Markt) can be found in the near vicinity, but you can also find banks, post office and a health centre in Terrapark. Terrapark Next A and B office buildings are suitable for all companies, no matter the company size and profile.



Data			
Location	Periphery	Status	Existing building
Completion year	/	Refurbishment year	
Category		Number of floors	3

Rental fees/prices			
Office	9 €/m ² /mo - 11 €/m ² /mo	Office Service Charge	4 €/m ² /mo
Parking rent	20 €/m ² /mo - 40 €/m ² /mo		

Areas			
Available GLA	2885.55 m ²	Number of parking lots	
Gross Leasable Are (GLA)	0.00 m ²	Common Area Share (CAR)	8
Office	67.77 m ² - 2885.55 m ²		

Details of the property	
Access	Being located directly next to M1 and M7 highways, Terrapark Next A and B buildings are easily accessible from Budapest and Vienna. Furthermore, the buildings can be reached from the downtown by private shuttle bus service and bus no. 40, which runs every five minute from Móricz Zsigmond körtér in District XI.
Green certificate	

Technical specification	Amenities
4-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Openable windows, Changing Rooms, Flexible layout, Own water block, Fire alarm system, Shower room,	Card-entry system, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, In-house restaurant, In-house café, Green Environment, Display of company logo, Complete Property Management, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	86.36 m ²	9 €/m ² /mo - 11 €/m ² /mo	
Unit 2	To let	Office	Floor 2	602.89 m ²	9 €/m ² /mo - 11 €/m ² /mo	
Unit 3	To let	Office	Floor 3	67.77 m ²	9 €/m ² /mo - 11 €/m ² /mo	
Unit 4	To let	Office	Floor 3	325.23 m ²	9 €/m ² /mo - 11 €/m ² /mo	
Unit 5	To let	Office	Floor 3	180.3 m ²	9 €/m ² /mo - 11 €/m ² /mo	
Unit 6	To let	Office	Floor 1	318 m ²	9 €/m ² /mo - 11 €/m ² /mo	From February 15. 2024
Unit 7	To let	Office	Floor 4	1305 m ²	9 €/m ² /mo - 11 €/m ² /mo	From February 15. 2024

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Prices do not include VAT.

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Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1