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# Liget Center Classic

## 1068 Budapest, Dózsa György út 84

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/245-liget-center-classic>

Liget center is located in 6th district in the neighbourhood of Városliget, on the corner of Városliget fasor and Dózsa György road, providing unique view of Budapest's largest park. Liget Center was built between 1948-49 and classified as a heritage building. In 2001 the office building was completely refurbished receiving a state of the art HVAC system and four levels underground garage.



Data			
Location	CBD	Status	Existing building
Completion year	1950 / Q4	Refurbishment year	2022
Category	A	Number of floors	6

Rental fees/prices			
Office	18 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	Retail	18 €/m <sup>2</sup> /mo - 18 €/m <sup>2</sup> /mo
Office Service Charge	6 €/m <sup>2</sup> /mo	Parking rent	130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo

Areas			
Available GLA	1393 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	10890.00 m <sup>2</sup>	Common Area Share (CAR)	7.5
Office	196 m <sup>2</sup> - 1177 m <sup>2</sup>	Retail	216 m <sup>2</sup> - 216 m <sup>2</sup>

Details of the property	
Access	Metro: M1 Buses: 20E, 30, 30A, 105, 230 Trolley: 70, 74, 75, 79M
Green certificate	BREEAM-in-Use Good

Technical specification

Bicycle racks, Chilled beam, Double electric feed, Elevators, External shading, High speed/freight elevator, Fresh air supply, Raised floor, Shower room, Sprinkler system, Suspended Ceiling, Diesel generator,

Amenities

In-house property management, 24/7 security service, Pets allowed, CCTV camera system, Reception service, Visitor parking, Hotel(s) nearby, Surface parking, Terrace,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	196 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	From 2024 Q2
Unit 2	To let	Retail	Floor 0	216 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 18 €/m <sup>2</sup> /mo	From 2024 Q2
Unit 3	To let	Office	Floor 1	981 m <sup>2</sup>	18 €/m <sup>2</sup> /mo - 19 €/m <sup>2</sup> /mo	From 2024 Q2

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