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# Városligeti Faszor 38.

## 1068 Budapest, Városligeti Faszor 38.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/25-varosligeti-faszor-38>

The office building is located in the 6th District, in the Diplomatic Quarter. It lies only a few steps away from Andrásy Street, Budapest's prestigious boulevard. This location has excellent accessibility both by car and public transport. Budapest's biggest railway hub is only 1.5 km from the property, meanwhile M3 Motorway is the same distance in the opposite direction. This heritage building offers approximately 3000 sqm GLA, and provides comfortable, efficient and up-to-date office space for its potential tenants.



### Data

<b>Location</b>	Central Pest	<b>Status</b>	Existing building
<b>Completion year</b>	2017 / Q4	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	3

### Rental fees/prices

<b>Office</b>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	6 €/m <sup>2</sup> /mo
<b>Parking rent</b>	160 €/m <sup>2</sup> /mo - 160 €/m <sup>2</sup> /mo		

### Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Fire alarm system, High speed/freight elevator, Optical cabling, Shower room,

### Areas

<b>Available GLA</b>	1225.41 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	3109.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	
<b>Office</b>	605.54 m <sup>2</sup> - 1225.41 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M1 Bus: 30 Trolley: 75, 70, 79
<b>Green certificate</b>	

### Amenities

Inner garden, 24/7 security service, Post office close to the building, Reception service, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Mezzanine	619.87 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	605.54 m <sup>2</sup>	20 €/m <sup>2</sup> /mo - 22 €/m <sup>2</sup> /mo	

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