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# Pálya 4/6 Office Building

## 1012 Budapest, Pálya u. 4-6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/262-palya-46-office-building>

The office building is situated in the 1st district, at the Várkerület, one of the most famous part of Budapest. Pálya 4/6 is in the area bounded by Pálya Street, Győző Street and Mészáros Street.



### Data

<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	1993 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	B	<b>Number of floors</b>	5

### Rental fees/prices

<b>Office</b>	12.9 €/m <sup>2</sup> /mo - 12.9 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	4.92 €/m <sup>2</sup> /mo
<b>Storage Service Charge</b>	4.92 €/m <sup>2</sup> /mo	<b>Parking rent</b>	130 €/m <sup>2</sup> /mo - 130 €/m <sup>2</sup> /mo

### Technical specification

2-pipe fan-coil system, Suspended Ceiling, Underground garage,

### Areas

<b>Available GLA</b>	1991 m <sup>2</sup>	<b>Number of parking lots</b>	31
<b>Gross Leasable Are (GLA)</b>	2151.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	10
<b>Office</b>	726 m <sup>2</sup> - 1991 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M2 Tram: 17, 59, 61 Bus: 105, 139, 140, 142
<b>Green certificate</b>	


### Amenities

24/7 security service, Post office close to the building, Reception service, Terrace,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	726 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 12.9 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 4-5	1265 m <sup>2</sup>	12.9 €/m <sup>2</sup> /mo - 12.9 €/m <sup>2</sup> /mo	

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