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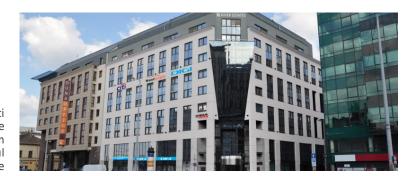
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## **River Estates**

1134 Budapest, Váci út 35.

Datasheet of the property: https://robertson.makeitonline.hu/en/property/266-river-estates

The River Estates office building is located in one of the most developing corridors of Budapest, Váci Corridor. The building can be easily reached by vehicular and pedestrian access, since main roads are connected and the location is a few meters away from Dózsa György metro station. The entire HVAC-system was renovated in 2013 further refurbishment works took place in 2015-2016. After the throughtful renovation the office building offers mordern technical standerds and prestigious office location. Large continuous areas will be available from Q2 2019.



		Data	
Location	Váci Corridor	Status	Existing building
Completion year	1998 / Q1	Refurbishment year	2015
Category	А	Number of floors	7

Areas				
Available GLA	8426 m²	Number of parking lots	357	
Gross Leasable Are (GLA)	20245.00 m <sup>2</sup>	Common Area Share (CAR)	4.6	
Office	220 m² - 6488 m²	Retail	819 m² - 1938 m²	

Rental fees/prices				
Office	14.5 €/m²/mo - 15 €/m²/mo	Retail	11 €/m²/mo - 11 €/m²/mo	
Office Service Charge	2700 Ft/m²/mo	Parking rent	110 €/m²/mo - 110 €/m²/mo	

	Details of the property
Access	Metro: M3 (Lehel tér stop) Bus: 15 Trolley bus: 75, 79
Green certificate	BREEAM-in-Use-Very Good

## Technical specification

Amenitie

4-pipe fan-coil system, Bicycle racks, Double electric feed, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Own water block, Shower room, Underground garage,

Card-entry system, In-house property management, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Selective waste collection, In-house café, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	1119 m²	11 €/m²/mo - 11 €/m²/mo	
Unit 2	To let	Retail	Floor 0	819 m²	11 €/m²/mo - 11 €/m²/mo	Available from November 2023
Unit 3	To let	Office	Floor 1	688 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 4	To let	Office	Floor 1	401 m²	14.5 €/m²/mo - 14.5 €/m²/mo	Available from November 2023
Unit 5	To let	Office	Floor 2	294 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 6	To let	Office	Floor 3	1408 m²	14.5 €/m²/mo - 14.5 €/m²/mo	Available from January 2024
Unit 7	To let	Office	Floor 5	1313 m²	14.5 €/m²/mo - 14.5 €/m²/mo	Available from November 2023
Unit 8	To let	Office	Floor 5	720 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 9	To let	Office	Floor 6	220 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 10	To let	Office	Floor 8	901 m²	15 €/m²/mo - 15 €/m²/mo	Available from November 2023
Unit 11	To let	Office	Floor 8	543 m²	15 €/m²/mo - 15 €/m²/mo	Available from November 2023

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Prices do not include VAT.

