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Balance Hall

1135 Budapest, Váci út 99.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/27-balance-hall>

The building is built according to the standard technical and aesthetic criteria of CPI group, means rational and flexible floor-plans, high technical level both in design and planning. The office building offers a total of 15.700 sqm rentable area of floor space of 7 floors. Potential tenants can have 2.000 sqm floor spaces per floor, which can be divided into more separate entranced offices. The office spaces can be rented as open space areas or partitioned with suspended ceiling, carpet tiles and flexible wiring.



Data			
Location	Váci Corridor	Status	Existing building
Completion year	2019 / Q4	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Office	14.5 €/m ² /mo - 16.5 €/m ² /mo	Retail	14.5 €/m ² /mo - 14.5 €/m ² /mo
Office Service Charge	2200 Ft/m ² /mo	Storage Service Charge	7 €/m ² /mo

Parking rent 110 €/m²/mo - 110 €/m²/mo

Areas			
Available GLA	735.82 m ²	Number of parking lots	439
Gross Leasable Are (GLA)	13844.00 m ²	Common Area Share (CAR)	8.85
Office	255.82 m ² - 605.82 m ²	Retail	130 m ² - 130 m ²

Details of the property	
Access	Metro: M3 Bus: 32
Green certificate	BREEAM Very Good

Technical specification	Amenities
4-pipe fan-coil system, Changing Rooms, Fresh air supply, Own water block, Shower room, Suspended Ceiling,	Card-entry system, In-house property management, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Selective waste collection, Kitchenette, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	130 m²	14.5 €/m²/mo - 14.5 €/m²/mo	
Unit 2	To let	Office	Floor 1	350 m²	14.5 €/m²/mo - 16.5 €/m²/mo	
Unit 3	To let	Office	Floor 6	255.82 m²	14.8 €/m²/mo - 16.5 €/m²/mo	

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