



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



Szépvölgyi Office Park - Montevideo st. 2/a.

1037 Budapest, Montevideo u. 2/a

Datasheet of the property:
<https://robertson.makeitonline.hu/en/property/271-szepvolgyi-office-park-montevideo-st-2a>

The Szépvölgyi Office Park is situated near Rózsadomb, offering high quality offices on the Szépvölgyi street. 2/a is one of the buildings in the Szépvölgyi Office Park complex.



Data			
Location	North Buda	Status	Existing building
Completion year	2002 / Q1	Refurbishment year	
Category	B	Number of floors	4

Rental fees/prices			
Office	13.5 €/m ² /mo - 13.5 €/m ² /mo	Office Service Charge	4.5 €/m ² /mo
Parking rent	60 €/m ² /mo - 120 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Bicycle racks, Fire alarm system, Openable windows, Own water block, Raised floor, Sprinkler system, Suspended Ceiling,

Areas			
Available GLA	2160 m ²	Number of parking lots	4
Gross Leasable Are (GLA)	2000.00 m ²	Common Area Share (CAR)	0
Office	180 m ² - 2160 m ²		

Details of the property	
Access	Tram: 17 Bus: 29, 60, 65, 86, 109, 160, 209, 260 HÉV : H5
Green certificate	

Amenities

In-house property management, 24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Car Wash, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building 10 - Unit 1	To let	Office	Floor 0	195 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 10 - Unit 2	To let	Office	Floor 0	230 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 10 - Unit 3	To let	Office	Floor 2	230 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 10 - Unit 4	To let	Office	Floor 2	605 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 6 - Unit 1	To let	Office	Floor 1	430 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 6 - Unit 2	To let	Office	Floor 2	290 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	
Building 6 - Unit 3	To let	Office	Floor 4	180 m ²	13.5 €/m ² /mo - 13.5 €/m ² /mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1