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Szépvölgyi Office Park - Montevideo st. 39.

1037 Budapest, Szépvölgyi út 41.

Datasheet of the property:
<https://robertson.makeitonline.hu/en/property/275-szepvolgyi-office-park-montevideo-st-39>

The Szépvölgyi Office Park is built in the heart of the 3rd district, at the foot of Rózsadomb, on an area of nearly 6 hectares, which makes it possible to provide our future and existing tenants with office space in an elegant environment with large green areas. The comfort of our tenants is supported by a number of services - restaurants, a bank branch, a fitness room, a car wash - in the individually designed areas and in the area of the Office Park.



Data			
Location	Central Buda	Status	Existing building
Completion year	2003 / Q1	Refurbishment year	
Category	B	Number of floors	3

Rental fees/prices			
Office	11 €/m ² /mo - 12 €/m ² /mo	Office Service Charge	3.8 €/m ² /mo
Parking rent	90 €/m ² /mo - 90 €/m ² /mo		

Areas			
Available GLA	647.66 m ²	Number of parking lots	
Gross Leasable Are (GLA)	4050.00 m ²	Common Area Share (CAR)	6
Office	173.84 m ² - 647.66 m ²		

Details of the property	
Access	Bus: 29, 65, 65A, 111, 165
Green certificate	

Technical specification	Amenities
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4-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Openable windows, Sprinkler system, BMS (Building Management System),

24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, Car Wash, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	173.84 m ²	11 €/m ² /mo - 12 €/m ² /mo	
Unit 2	To let	Office	Floor 3	473.82 m ²	11 €/m ² /mo - 12 €/m ² /mo	

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Prices do not include VAT.



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