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BakerStreet I.

1116 Budapest, Hengermalom 18-20

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/28-bakerstreet-i>

The building is located in the heart of South Buda. Near the office you can find different types of restaurants and other services, like Újbuda Shopping Center. The Danube and the Kopaszi Gát are also easily accesible.



Data			
Location	South Buda	Status	Under construction
Completion year	2023 / Q1	Refurbishment year	
Category	A+	Number of floors	8
Rental fees/prices			
Retail	20 €/m ² /mo - 20 €/m ² /mo	Office Service Charge	1800 Ft/m ² /mo
Storage Service Charge	8 €/m ² /mo	Parking rent	120 €/m ² /mo - 120 €/m ² /mo

Technical specification

Chilled beam, Diesel generator, Elevators, Fresh air supply, Openable windows, Radiators, Raised floor, Suspended Ceiling, Underground garage, Bicycle racks, Changing Rooms, Shower room,

Areas			
Available GLA	450 m²	Number of parking lots	
Gross Leasable Are (GLA)	17000.00 m²	Common Area Share (CAR)	7.82
Retail	450 m² - 450 m²		
Details of the property			
Access	Tram: 1, 17,19,41-46,47, 48, 55 Bus: 103, 91, 33 Metro: M4		
Green certificate	BREEAM Excellent		

Amenities

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Selective waste collection, Kitchenette, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	450 m ²	20 €/m ² /mo - 20 €/m ² /mo	under negotiation

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Prices do not include VAT.

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