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Major Garden Office Building (Városmajor Office Building)

1121 Budapest, Városmajor u. 12.

Datasheet of the property:
<https://robertson.makeitonline.hu/en/property/285-major-garden-office-building-varosmajor-office-building>

Major Garden Office Building located at the foot of Martinovics Hill offers spacious office areas from spring of 2022, only a few steps away from the Southern Railway Station, therefore it provides excellent transportation for commuters coming from the agglomeration areas of Southern Hungary. The site offers instant access to M0, M1, M5 and M7 highways as well, and is easily accessible by public transportation from all parts of Budapest. The main edifice of the 3 building complex facing Városmajor street offers modern, spacious and bright offices with convenient technical specifications. The neighbourhood of the office building has seen the completion of several new office projects, boosting the business life of the area.



Data			
Location	North Buda	Status	Existing building
Completion year	2022 / Q1	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	21 €/m ² /mo - 24 €/m ² /mo	Office Service Charge	4.95 €/m ² /mo
Parking rent	140 €/m ² /mo - 140 €/m ² /mo	Min. term of lease	5

Areas			
Available GLA	206.51 m ²	Number of parking lots	81
Gross Leasable Are (GLA)	10500.00 m ²	Common Area Share (CAR)	7
Office	206.51 m ² - 206.51 m ²		

Details of the property	
Access	Metro: M2 Tram: 18, 59, 61 Bus: 21, 21A, 39, 102, 139
Green certificate	BREEAM Very Good

Technical specification	Amenities
2-pipe fan-coil system, Air conditioning, Alternative energy utilization, Diesel generator, Elevators, Fresh air supply, Heating/Cooling in the WHS, Openable windows, UPS,	Card-entry system, In-house property management, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Hotel(s) nearby, In-house restaurant, In-house café, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	206.51 m²	21 €/m²/mo - 24 €/m²/mo	

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