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# Bartók House

## 1114 Budapest, Bartók Béla út 43-47.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/287-bartok-house>

The office building is located in the most popular region of south Buda by Móricz Zsigmond körtér on the renovated Bartók Béla street. In the building there are shops on the ground floor (bank, supermarket, canteen, dry cleaning) and offices on 7 levels in a territory of 16.000 sq. m. In the 4-floor deep garage you can find 400 parking places and car wash services. The layout of the offices fit to the most modern expectations. The flexible dividable units have 4 pipes fan-coil system and raised floor.



### Data

<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2003 / Q3	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	8

### Rental fees/prices

<b>Office</b>	14.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	1768 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	1

### Technical specification

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

### Areas

<b>Available GLA</b>	589 m <sup>2</sup>	<b>Number of parking lots</b>	406
<b>Gross Leasable Are (GLA)</b>	17600.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	3
<b>Office</b>	217 m <sup>2</sup> - 589 m <sup>2</sup>		

### Details of the property

<b>Access</b>	Metro: M4 Tram: 18, 19, 47, 49, 61 Bus: 3, 6, 7, 27, 40, 49, 53, 86, 153, 173
<b>Green certificate</b>	

### Amenities

Card-entry system, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette, ATM, Car Wash,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	217 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 7	372 m <sup>2</sup>	14.5 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	

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