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# Szépüölgyi Office Park - Montevideo st. 9.

1037 Budapest, Montevideo útca 9.

Datasheet of the property:

<https://robertson.makeitonline.hu/en/property/290-szepvolgyi-office-park-montevideo-st-9>

The Szépüölgyi Irodapark is located in the heart of the 3rd district, at the foot of the Rózsadomb, on an area of almost 6 hectares, which allows us to offer our prospective and existing Tenants office space in an elegant environment with large green areas.



## Data

<b>Location</b>	North Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2006 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	4

## Rental fees/prices

<b>Office</b>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	3.8 €/m <sup>2</sup> /mo
<b>Parking rent</b>	50 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo		

## Technical specification

4-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Fire alarm system, Openable windows, Optical cabling, Raised floor,

## Areas

<b>Available GLA</b>	2997.68 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	10500.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	6
<b>Office</b>	178.08 m <sup>2</sup> - 2997.68 m <sup>2</sup>		

## Details of the property

<b>Access</b>	Bus: 29, 65, 65A, 111, 165
<b>Green certificate</b>	BREEAM-in-Use-Very Good

## Amenities

In-house property management, Free parking area, 24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, In-house café, ATM, Car Wash, Green Environment, 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	178.08 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 0	355.1 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 1	1321.82 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 2	956.12 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 2	186.56 m <sup>2</sup>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	

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