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

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

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

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

Details of the property	
Access	Bus: 29, 65, 65A, 111, 165
Green certificate	BREEAM-in-Use-Very Good

Amenities	
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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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