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Budapest One II.

1112 Budapest, Boldizsár utca 1-3.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/294-budapest-one-ii>

The "west gate of Budapest" where the largest multi-modal transportation junction of Hungary is under development. Visitors coming by train, or by car on the highways will get their first impression of the city of Budapest by looking at Budapest One Office Park with the Buda hills in their background. With straight connection to the Etele City Center, the full range of services and shops will make everyday life more comfortable for the tenants. The first phase (25,000 sq. m office and 2,200 sq. m retail area) will be available from October 2019.

Data			
Location	South Buda	Status	Existing building
Completion year	2022 / Q4	Refurbishment year	
Category	A	Number of floors	8

Areas			
Available GLA	2636 m ²	Number of parking lots	1420
Gross Leasable Are (GLA)	19665.00 m ²	Common Area Share (CAR)	6.18
Office	2283 m ² - 2283 m ²	Retail	162 m ² - 353 m ²

Rental fees/prices				Details of the property	
Office	20 €/m ² /mo - 20 €/m ² /mo	Retail	20 €/m ² /mo - 25 €/m ² /mo	Access	Railway: Kelenföld Railway station New M1/M7 junction form 2015 Metro: M4 Bus: 40, 40E, 53, 87, 87A, 139, 150, 153, 172E, 187, 187E, 239, 240, 250, 272 Tram: 19, 49
Office Service Charge	6 €/m ² /mo	Parking rent	100 €/m ² /mo - 100 €/m ² /mo	Green certificate	BREEAM Excellent LEED Platinum WELL Platinum
Technical specification				Amenities	

4-pipe fan-coil system, Air conditioning, Alternative energy utilization, Bicycle racks, Changing Rooms, Double electric feed, Elevators, External shading, Fire alarm system, Openable windows, Raised floor, Shower room, Suspended Ceiling, BMS (Building Management System), Fresh air supply, LED lighting, Underground garage, High speed/freight elevator, Optical cabling, Own water block, Sprinkler system,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	191 m ²	20 €/m ² /mo - 25 €/m ² /mo	
Unit 2	To let	Retail	Floor 0	162 m ²	20 €/m ² /mo - 25 €/m ² /mo	
Unit 3	To let	Office	Floor 7	2283 m ²	20 €/m ² /mo - 20 €/m ² /mo	

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Prices do not include VAT.

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