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Ullmann Palace / Andrassy 11

1062 Budapest, Andrassy út 11.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/316-ullmann-palace-andrassy-11>

The building is situated on the historical Andrassy Avenue of Budapest, close to the Opera House and few minutes walking from Deák Tér, the major junction of the city center.



Data

Location	CBD	Status	Existing building
Completion year	2001 / Q1	Refurbishment year	
Category	B	Number of floors	

Rental fees/prices

Office	10 €/m²/mo - 19.5 €/m²/mo	Office Service Charge	7.88 €/m²/mo
Parking rent	90 €/m²/mo - 90 €/m²/mo		

Technical specification

4-pipe fan-coil system, Diesel generator, Suspended Ceiling, Elevators, Openable windows, Own water block,

Areas

Available GLA	1697 m²	Number of parking lots	
Gross Leasable Are (GLA)	2160.00 m²	Common Area Share (CAR)	7.8
Office	147 m² - 1697 m²		

Details of the property

Access	Metro: M1, M2, M3 Tram: 47, 49 Bus: 9, 105
Green certificate	

Amenities

Inner garden, 24/7 security service, CCTV camera system, Reception service,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Basement	147 m ²	17 €/m ² /mo - 19.5 €/m ² /mo	Available from 2024 August
Unit 2	To let	Office	Floor 0	249 m ²	10 €/m ² /mo - 10 €/m ² /mo	Available from 2024 August
Unit 3	To let	Office	Floor 1	324 m ²	17 €/m ² /mo - 19.5 €/m ² /mo	Available from 2024 August
Unit 4	To let	Office	Floor 2	324 m ²	17 €/m ² /mo - 19.5 €/m ² /mo	Available from 2024 August
Unit 5	To let	Office	Floor 3	339 m ²	17 €/m ² /mo - 19.5 €/m ² /mo	Available from 2024 August
Unit 6	To let	Office	Floor 4	314 m ²	17 €/m ² /mo - 19.5 €/m ² /mo	Available from 2024 August

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Prices do not include VAT.

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