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BudaWest

1118 Budapest, Rétköz u. 5.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/330-budawest>

BudaWest Offices offer 16,000 square meters of modern, premium category office space. With up to 2,700 m2 of office space to let per floor and the building's first class technical solutions the lessees' highest requirements may be met. The 3-storey underground car park provides parking spaces and also allows for the creation of storage spaces. The transparent glass façade provides plenty of natural light for the office areas, and the building will be surrounded by well-arranged gardens.



Data			
Location	South Buda	Status	Existing building
Completion year	2009 / Q4	Refurbishment year	
Category		Number of floors	5

Areas			
Available GLA	783 m ²	Number of parking lots	299
Gross Leasable Are (GLA)	14.00 m ²	Common Area Share (CAR)	8
Office	358 m ² - 358 m ²	Storage	300 m ² - 300 m ²
Retail	125 m ² - 125 m ²		

Rental fees/prices			
Office	€/m ² /mo - €/m ² /mo	Storage	€/m ² /mo - €/m ² /mo
Retail	€/m ² /mo - €/m ² /mo	Office Service Charge	3.6 €/m ² /mo

Parking rent	80 €/m ² /mo - 80 €/m ² /mo
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Technical specification

4-pipe fan-coil system, Air conditioning, Bicycle racks, Changing Rooms, Diesel generator, Elevators, External shading, Fire alarm system, Fresh air supply, Openable windows, Optical cabling, Raised floor, Shower room, Sprinkler system, Underground garage,

Details of the property	
Access	<p>The office building is situated at the area confined by the streets 'Rétköz' and 'Szurdok'. Access to the property by car or public transport is extremely favourable due to the vicinity of the motorways M1-M7; it is regarded as a frequently attended commercial and traffic route. Because of its unique location and the optimal space design, the office building has the best position among the office buildings of the region.</p> <p>Bus: 8, 40, 240, 87, 87A, 139, 239, 153</p> <p>Metro connections:</p> <p>M4 Kelenföldi vasútállomás - 5 min.</p> <p>M3 Ferenciek tere - 13 min.</p> <p>M2 Déli Pályaudvar - 14 min.</p> <p>M2 Astoria - 14 min.</p>
Green certificate	BREEAM-in-Use Excellent

Amenities

Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Selective waste collection, In-house café, ATM, Conference room for rent, Car Wash, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	125 m ²	€/m ² /mo - €/m ² /mo	
Unit 2	To let	Office	Floor 2	358 m ²	€/m ² /mo - €/m ² /mo	
Unit 3	To let	Storage		300 m ²	€/m ² /mo - €/m ² /mo	

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