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Paris Department Store

1061 Budapest, Andrásy út 39.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/37-paris-department-store>

Situated in the heart of the busy Andrassy Avenue, the first two floors of the Paris Department Store house exclusive retail units to attract even the most demanding clients. On the further floors office units are available. Only a few minutes away stands the magnificent Opera house, just around the corner there is the bustling Ferenc Liszt square with its French-style outdoor cafes, and across the road luxury brands (Louis Vuitton, Burberry, La Perla)



Data			
Location	CBD	Status	Existing building
Completion year	1910 / Q1	Refurbishment year	2009
Category	A	Number of floors	7

Rental fees/prices			
Office	20 €/m ² /mo - 20 €/m ² /mo	Storage	€/m ² /mo - €/m ² /mo
Retail	20 €/m ² /mo - 70 €/m ² /mo	Office Service Charge	3650 Ft/m ² /mo
Parking rent	€/m ² /mo - €/m ² /mo		

Areas			
Available GLA	4725.86 m ²	Number of parking lots	
Gross Leasable Are (GLA)	6777.00 m ²	Common Area Share (CAR)	4.8
	137.29 m ² - 137.29 m ²	Office	290 m ² - 2892.19 m ²
Storage	36.68 m ² - 139.38 m ²	Retail	51 m ² - 1557 m ²

Details of the property	
Access	Metro: M1 Tram: 4, 6 Bus: 105 Trolley: 70,78
Green certificate	

Technical specification	Amenities
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4-pipe fan-coil system, Fresh air supply, Own water block, Raised floor, Sprinkler system, Suspended Ceiling, Air conditioning, Elevators, Underground garage, Openable windows, Big ceiling height (3 m),

Card-entry system, In-house property management, CCTV camera system, Reception service, In-house restaurant, Panoramic view, In-house café, Kitchenette, Terrace, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Storage	Basement	36.68 m²	€/m²/mo - €/m²/mo	
Unit 2	To let	Storage	Basement	102.7 m²	€/m²/mo - €/m²/mo	
Unit 3	To let	Retail	Floor 0	866 m²	20 €/m²/mo - 70 €/m²/mo	
Unit 4	To let	Retail	Floor 0	51 m²	20 €/m²/mo - 70 €/m²/mo	
Unit 5	To let	Retail	Floor 1	640 m²	20 €/m²/mo - 70 €/m²/mo	
Unit 6	To let	Office	Lotz terem	290 m²	20 €/m²/mo - 20 €/m²/mo	
Unit 7	To let	Office	Floor 4	940.06 m²	20 €/m²/mo - 20 €/m²/mo	From January 2024
Unit 8	To let	Office	Floor 5-6-7	1662.13 m²	20 €/m²/mo - 20 €/m²/mo	From January 2024
Unit 9	To let		Floor 7	137.29 m²	20 €/m²/mo - 20 €/m²/mo	From January 2024

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Prices do not include VAT.