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Laurus Offices

1103 Budapest, Kőér utca 2/A

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/378-laurus-offices>

Laurus Offices are situated in one of the most dynamically developing districts of Budapest. The location is quick and easy to access by car and public transport alike, as it lies 10 minutes from the city center and 10 minutes from Liszt Ferenc Airport. The office building offers A category office space and it has a BREEAM green certificate. In the close vicinity of the building a shopping centre and several sport facility can be found. The tree buildings offer 13 990 sq m office area and 1000 sq m retail area.



Data			
Location	Non Central Pest	Status	Existing building
Completion year	2011 / Q4	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	11.5 €/m ² /mo - 12.5 €/m ² /mo	Retail	13 €/m ² /mo - 14 €/m ² /mo
Office Service Charge	5.5 €/m ² /mo	Parking rent	90 €/m ² /mo - 90 €/m ² /mo

Areas			
Available GLA	468 m ²	Number of parking lots	248
Gross Leasable Are (GLA)	14990.00 m ²	Common Area Share (CAR)	6.8
Office	378 m ² - 378 m ²	Retail	90 m ² - 90 m ²

Details of the property	
Access	Metro: M3 Tram: 42, 50, 52 Bus: 54, 55, 66E, 66, 84E, 89E, 94E, 123, 123A, 140, 151, 194, 199, 294E Railway station: 1 stop by metro
Green certificate	BREEAM Very Good

Technical specification	Amenities
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4-pipe fan-coil system, Alternative energy utilization, Bicycle racks, External shading, Fire alarm system, Fresh air supply, Openable windows, Own water block, Raised floor, Shower room, Sprinkler system, Telefon Center, Underground garage, Suspended Ceiling, LED lighting, Air conditioning, Elevators, Changing Rooms,

Card-entry system, In-house property management, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Kitchenette, Green Environment, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	90 m ²	13 €/m ² /mo - 14 €/m ² /mo	
Unit 2	To let	Office	Floor 5	378 m ²	11.5 €/m ² /mo - 12.5 €/m ² /mo	

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Prices do not include VAT.

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