



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szőke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



Tópark Offices

2051 Biatorbágy, Sasbérc u. 1.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/412-topark-offices>

Tópark offers customizable spaces in five A+ category office buildings, from 250 m2 on one level to up to 4,600 m2 in a contiguous area, on a total of 55,000 m2. In some buildings, a headquarters building with a floor area of up to 11,000 m2 can be realized. Impressive curtain walls provide a large amount of natural light and quality working conditions for the employees here.

Tópark Offices, beautiful, but a few minutes from our capital, which is overloaded in many ways, in a healthy, inspiring environment with good infrastructure, offers excellent solutions to all those who need A+ quality office spaces that can be tailored to the needs of tenants, business premises of various sizes with huge portal windows, or they are looking for quality homes in well-kept, landscaped surroundings at all times of the year.

Data			
Location	Periphery	Status	Existing building
Completion year	2019 /	Refurbishment year	
Category	A+	Number of floors	4

Rental fees/prices			
Office	8 €/m²/mo - 15 €/m²/mo	Retail	8 €/m²/mo - 15 €/m²/mo
Office Service Charge	4.5 €/m²/mo	Parking rent	40 €/m²/mo - 75 €/m²/mo

Areas			
Available GLA	40840.06 m²	Number of parking lots	2500
Gross Leasable Are (GLA)	70000.00 m²	Common Area Share (CAR)	6.9
Office	1383.88 m² - 32706.31 m²	Retail	198.67 m² - 8133.75 m²

Details of the property	
Access	Metro: M4 Bus: 764
Green certificate	LEED Gold

Technical specification	Amenities
<p>4-pipe fan-coil system, Double electric feed, Elevators, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Underground garage, Changing Rooms, BMS (Building Management System), Air conditioning, High speed/freight elevator, Optical cabling, Sprinkler system, Server room, Fire alarm system, Shower room,</p>	<p>Card-entry system, Inner garden, 24/7 security service, Post office close to the building, Pets allowed, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, In-house café, Terrace, ATM, Conference room for rent, Green Environment, E-car charger, Display of company logo,</p>

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 - Bldg. B	To let	Retail	Floor 0	2136.83 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 2 - Bldg. B	To let	Office	Floor 1	1881.38 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 3 - Bldg. B	To let	Office	Floor 2	2409.9 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 4 - Bldg. B	To let	Office	Floor 3	2492.03 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 5 - Bldg. B	To let	Office	Floor 4	2386.61 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 6 - Bldg. G	To let	Retail	Floor 0	198.67 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 7 - Bldg. G	To let	Office	Floor 2	1383.88 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 8 - Bldg. G	To let	Office	Floor 3	1421.98 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 9 - Bldg. G	To let	Office	Floor 4	1424.39 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 10 - Bldg. F	To let	Retail	Floor 0	3162.1 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 11 - Bldg. F	To let	Office	Floor 1	3092.62 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 12 - Bldg. F	To let	Office	Floor 2	2581.63 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 13 - Bldg. F	To let	Office	Floor 3	2430.91 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 14 - Bldg. F	To let	Office	Floor 4	2073.86 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 15 - Bldg. I	To let	Retail	Floor 0	2636.15 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 16 - Bldg. I	To let	Office	Floor 1	1519.05 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 17 - Bldg. I	To let	Office	Floor 2	2679.98 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 18 - Bldg. I	To let	Office	Floor 3	2698.16 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 19 - Bldg. I	To let	Office	Floor 4	2229.93 m ²	8 €/m ² /mo - 15 €/m ² /mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

