

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

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



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

BakerStreet II.

1116 Budapest, Hengermalom 18-20

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/498-bakerstreet-ii>

The building is located in the heart of South Buda. Near the office you can find different types of restaurants and other services, like Újbuda Shopping Center. The Danube and the Kopaszi Gát are also easily accesible.



Data			
Location	South Buda	Status	Under construction
Completion year	2024 /	Refurbishment year	
Category	A+	Number of floors	8

Rental fees/prices			
Office	17 €/m²/mo - 19 €/m²/mo	Retail	20 €/m²/mo - 20 €/m²/mo
Office Service Charge	1800 Ft/m²/mo	Storage Service Charge	8 €/m²/mo

Parking rent 120 €/m²/mo - 120 €/m²/mo

Areas			
Available GLA	24438 m²	Number of parking lots	
Gross Leasable Are (GLA)	25000.00 m²	Common Area Share (CAR)	7.82
Office	1010 m² - 22370 m²	Retail	2068 m² - 2068 m²

Details of the property	
Access	Tram: 1, 17,19,41-46,47, 48, 55 Bus: 103, 91, 33 Metro: M4
Green certificate	BREEAM Excellent

Technical specification				Amenities		
Suspended Ceiling, Raised floor, Bicycle racks, Diesel generator, Fresh air supply, Chilled beam, Elevators, Underground garage, Openable windows, Changing Rooms, Radiators, Shower room,				Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Selective waste collection, Kitchenette, Terrace, Green Environment,		
Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	2068 m²	20 €/m²/mo - 20 €/m²/mo	
Unit 2	To let	Office	Floor 1	3729 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 3	To let	Office	Floor 2	3728 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 4	To let	Office	Floor 3	3402 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 5	To let	Office	Floor 4	3402 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 6	To let	Office	Floor 5	3085 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 7	To let	Office	Floor 6	2007 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 8	To let	Office	Floor 7	2007 m²	17 €/m²/mo - 19 €/m²/mo	
Unit 9	To let	Office	Floor 8	1010 m²	17 €/m²/mo - 19 €/m²/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.