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# Science Park A

## 1117 Budapest, Irinyi József utca 4-20.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/51-science-park-a>

The Science Park office complex in Budapest occupies a prominent and easily accessible position Irinyi József utca near to Petőfi bridge on the Buda side, District XI. Good public transport is within 50 m of the building coupled with excellent traffic connections to the M0, M1 and M7 motorways. Science Park is a quality class "A" office building.



Data			
Location	Central Buda	Status	Existing building
Completion year	2002 / Q1	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices			
Office	15 €/m²/mo - 15.5 €/m²/mo	Office Service Charge	1570 Ft/m²/mo
Parking rent	120 €/m²/mo - 120 €/m²/mo		

Areas			
Available GLA	3584 m²	Number of parking lots	399
Gross Leasable Are (GLA)	0.00 m²	Common Area Share (CAR)	3.1
Office	465 m² - 3584 m²		

Details of the property	
Access	Tram: 4, 6 Bus: 33, 133E, 153, 154, 212
Green certificate	BREEAM-in-Use Good

Technical specification
Bicycle racks, Changing Rooms, Chilled beam, HVAC with heat pump, Shower room, Sprinkler system, Suspended Ceiling,

Amenities
Card-entry system, 24/7 security service, CCTV camera system, In-house restaurant, Selective waste collection, In-house café, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	465 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	from Q3 2023
Unit 2	To let	Office	Floor 2	1939 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	from Q1 2024
Unit 3	To let	Office	Floor 4	1180 m <sup>2</sup>	15 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	Available for sublease and for long term

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