



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



Science Park B

1117 Budapest, Irinyi József utca 4-20.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/52-science-park-b>

The Science Park Office complex occupies a prominent and easily accessible position fronting Irinyi József utca near to the Petőfi Bridge on the Buda side, District XI. The Science Park was built in the heart of the new and old parts of the Technical University near the Info Park.



Data

Location	Central Buda	Status	Existing building
Completion year	2004 / Q2	Refurbishment year	
Category	A	Number of floors	7

Rental fees/prices

Office	15.7 €/m ² /mo - 15.7 €/m ² /mo	Office Service Charge	9.8 €/m ² /mo
Parking rent	140 €/m ² /mo - 140 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Diesel generator, Double electric feed, External shading, Fire alarm system, Fresh air supply, Openable windows, Raised floor, Sprinkler system, Suspended Ceiling, UPS,

Areas

Available GLA	574 m ²	Number of parking lots	399
Gross Leasable Are (GLA)	3581.00 m ²	Common Area Share (CAR)	2.59
Office	574 m ² - 574 m ²		

Details of the property

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

Amenities

Card-entry system, 24/7 security service, Reception service, Fitness/gym, In-house restaurant, In-house café, Kitchenette, Car Wash, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	574 m ²	15.7 €/m ² /mo - 15.7 €/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.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

Robertson Hungary Kft.
Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1