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Bethlen Office Building

4026 Debrecen, Bethlen utca 7.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/521-bethlen-office-building>

In downtown Debrecen, on the corner of Bethlen and Múzeum Streets, the former Telekom building offers air-conditioned office and business premises with street entrance.



Data			
Location	Countryside	Status	Existing building
Completion year	1991 /	Refurbishment year	

Category	Number of floors
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Rental fees/prices			
Office	9.5 €/m ² /mo - 11 €/m ² /mo	Warehouse	5 €/m ² /mo - 5 €/m ² /mo
Retail	14 €/m ² /mo - 14 €/m ² /mo	Office Service Charge	3.5 €/m ² /mo

Parking rent	€/m ² /mo - €/m ² /mo	Min. term of lease	3
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Areas			
Available GLA	1647.42 m ²	Number of parking lots	
Gross Leasable Are (GLA)	6000.00 m ²	Common Area Share (CAR)	
Office	1200 m ² - 1200 m ²	Warehouse	394 m ² - 394 m ²
Retail	53.42 m ² - 53.42 m ²		

Details of the property	
Access	
Green certificate	

Technical specification	Amenities
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Suspended Ceiling, Raised floor, Air conditioning, Elevators, Optical cabling, Fire alarm system, VRV IV with heat-pump,

Inner garden, 24/7 security service, Reception service, In-house restaurant, In-house café,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
	To let	Retail	Floor 0	53.42 m ²	14 €/m ² /mo - 14 €/m ² /mo	
Unit 2	To let	Office		1200 m ²	9.5 €/m ² /mo - 11 €/m ² /mo	
Unit 3	To let	Warehouse	Basament	394 m ²	5 €/m ² /mo - 5 €/m ² /mo	

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Prices do not include VAT.



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