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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 <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	Warehouse	5 €/m <sup>2</sup> /mo - 5 €/m <sup>2</sup> /mo
Retail	14 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	Office Service Charge	3.5 €/m <sup>2</sup> /mo

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

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 <sup>2</sup>	14 €/m <sup>2</sup> /mo - 14 €/m <sup>2</sup> /mo	
Unit 2	To let	Office		1200 m <sup>2</sup>	9.5 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	
Unit 3	To let	Warehouse	Basament	394 m <sup>2</sup>	5 €/m <sup>2</sup> /mo - 5 €/m <sup>2</sup> /mo	

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Prices do not include VAT.



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