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Agora Hub - Sublease

1133 Budapest, Árbóc utca 3.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/531-agora-hub-sublease>

Agora Budapest is one of the biggest office and retail complex in Budapest. The monumental project offer more than 120,000 sqm gross leasable area in several phases at the foot of Árpád Bridge. This location provides excellent accessibility both by car (Róbert Károly krt.) and public transport (M3, Tram line 1) from all directions. The complex is consist of 5 buildings and offer office space for around 12,000 people. The office space has an Open Office layout, with 4 closed executive offices. On the level, 9 meeting rooms of different sizes and 5 office telephone booths are also available to the employees. Meeting rooms and telephone booths are soundproofed and furnished.


The nominal capacity of the office area is 126 people, depending on the equipment, 100 to 136 people can be accommodated. Currently, office work is provided for ~70 people with office chairs on wheels, single and double motorized height-adjustable office tables (65 - 130 cm). The meeting rooms were designed with meeting chairs on castors, meeting tables (with sockets recessed into the table top) and partly with AV technology, as well as wall-mounted writable magnetic boards. The glass surfaces of the meeting rooms and office walls were designed as writing surfaces.

The kitchen has built-in storage and microwave ovens, refrigerators, and a dishwasher integrated into the storage.

The washrooms are co-ed, there are 7 separate toilets, one of which is barrier-free.

Data			
Location	Váci Corridor	Status	Existing building
Completion year	2022 / Q2	Refurbishment year	
Category	A+	Number of floors	

Areas			
Available GLA	1210 m ²	Number of parking lots	21
Gross Leasable Are (GLA)	1250.00 m ²	Common Area Share (CAR)	
Office	1210 m ² - 1210 m ²		

Rental fees/prices				Details of the property		
Office	21.3 €/m²/mo - 21.3 €/m²/mo	Office Service Charge	3000 Ft/m²/mo	Access	Tram: 1 Metro: M3 Bus: 26, 32, 34, 106, 115, 120	
Parking rent	120 €/m²/mo - 140 €/m²/mo	Min. term of lease	3	Green certificate	BREEAM Excellent BREEAM Outstanding	
Technical specification				Amenities		
Air conditioning, Elevators, Underground garage, Toilette inside the unit, Own water block, Server room,				24/7 security service, Kitchenette, Terrace,		
Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 7	1210 m²	21.3 €/m²/mo - 21.3 €/m²/mo	2023.06. - 2026.10. (extension possible)
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