



<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szóke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>



## II. district, Bécsi road

### 1023 Budapest, Bécsi út



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/532-ii-district-becsi-road>

The office is located in the 2nd district near Kolosy tér. Along the line of the weaving tram, 1 minute from the tram stop. There are offices and shops on the lower two floors of the office building (ground floor and 1st floor), while apartments were originally built on the upper floors, but they also predominantly function as offices. The office in this building can be accessed via a separate entrance on the first floor and has its own staircase. The indoor garage on level -1 can also be accessed via its own staircase, the office has 4 parking spaces in the indoor garage, but it is also possible to rent additional ones. Cat6 cables have been pulled from the server room on the ground floor for a fast internal network, and the Internet is available via optical cable. The office consists of several one-story office spaces (max. 12 people/room) and executive offices. In addition to these, there is a meeting room, a dining room, a terrace and a separate women's/men's washroom. Currently, 40 workstations have been set up.  
Sale price: 498 million HUF

Data			
<b>Location</b>	<b>Status</b>	Existing building	
<b>Completion year</b>	/	<b>Refurbishment year</b>	
<b>Category</b>	<b>Number of floors</b>	1	

Rental fees/prices			
<b>Office</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	<b>Parking rent</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo

Areas			
<b>Available GLA</b>	372 m <sup>2</sup>	<b>Number of parking lots</b>	4
<b>Gross Leasable Are (GLA)</b>	372.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	
<b>Office</b>	372 m <sup>2</sup> - 372 m <sup>2</sup>		

Details of the property	
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<b>Access</b>	Bus: 9, 29, 65, 65A, 109, 111, 165, 923, 934, 960 Tram: 17, 19, 41 Suburban railway: H5
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<b>Green certificate</b>
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Technical specification	Amenities
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Air conditioning, Underground garage, Openable windows, Optical cabling, Flexible layout, Server room,

24/7 security service, Tramline within 200 m, Kitchenette, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	372 m <sup>2</sup>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	Bus: 9, 29, 65, 65A, 109, 111, 165, 923, 934, 960 Tram: 17, 19, 41 Suburban railway: H5

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