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South Buda Business Park

1117 Budapest, Budafoki út 56.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/534-south-buda-business-park>

GLD Invest Group's office project South Buda Business Park is located in a rapidly developing part of Budapest's XIth District, at the crossing of Hengermalom út and Budafoki út. From the building, you have a free view on the Citadella, with roof terraces providing an additional panorama. From the large terraces, you have a view on the city's Buda side with the Liberty Statue. The construction of the 24,500 m2 complex started in autumn 2006; its handover took place in one step in the first half of 2008. The category-A office building with large floor spaces on the different levels has 6 office levels and a 2-storey underground parking lot with 426 parking spaces. A number of services established inside the building and in its immediate vicinity serve tenants' convenience.

Data			
Location	South Buda	Status	Existing building
Completion year	2008 / Q3	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	13.95 €/m²/mo - 13.95 €/m²/mo	Office Service Charge	1650 Ft/m²/mo
Parking rent	105 €/m²/mo - 105 €/m²/mo		

Technical specification

4-pipe fan-coil system, Suspended Ceiling, Raised floor, Bicycle racks, Diesel generator, Fresh air supply, Double electric feed, External shading, Elevators, Underground garage, Openable windows, Changing Rooms, Own water block, UPS, Shower room, Air conditioning, Sprinkler system, High speed/freight elevator,

Areas			
Available GLA	3546.09 m²	Number of parking lots	
Gross Leasable Are (GLA)	26092.00 m²	Common Area Share (CAR)	5
Office	424 m² - 3546.09 m²		

Details of the property	
Access	Villamos: 1, 41, 47 Busz: 33, 133, 133E Metró: M4
Green certificate	LEED-in-Use

Amenities

Card-entry system, In-house property management, Free parking area, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, Selective waste collection, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Car Wash, E-car charger, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	519.69 m ²	13.95 €/m ² /mo - 13.95 €/m ² /mo	Under offer
Unit 2	To let	Office	Floor 2	1400 m ²	13.95 €/m ² /mo - 13.95 €/m ² /mo	
Unit 3	To let	Office	Floor 3	424 m ²	13.95 €/m ² /mo - 13.95 €/m ² /mo	
Unit 4	To let	Office	Floor 4	612 m ²	13.95 €/m ² /mo - 13.95 €/m ² /mo	
Unit 5	To let	Office	Floor 6	590.4 m ²	13.95 €/m ² /mo - 13.95 €/m ² /mo	From January 2024

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