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# Szépvölgyi Business Park

## 1037 Budapest, Szépvölgyi út 35-37.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/539-szepvolgyi-business-park>

The Szépvölgyi Business Park: Rent a first-class office at a complex in northern Buda, consisting of 3 buildings and a total office space of approx. 10,000 m². The Szépvölgyi Business Park is surrounded by a beautifully designed lush green park and located on the Szépvölgyi road at the foot of Rózsadomb hill.

Data			
Location	North Buda	Status	Existing building
Completion year	/	Refurbishment year	
Category	A	Number of floors	4

Rental fees/prices			
Office	14 €/m²/mo - 15.5 €/m²/mo	Office Service Charge	2950 Ft/m²/mo
Parking rent	100 €/m²/mo - 100 €/m²/mo		

### Technical specification

4-pipe fan-coil system, Fire alarm system, HVAC with heat pump, Openable windows, Raised floor, Underground garage,

Areas			
Available GLA	6256 m²	Number of parking lots	300
Gross Leasable Are (GLA)	10082.00 m²	Common Area Share (CAR)	6.2
Office	191 m² - 6256 m²		

Details of the property	
Access	Tram: 17, 19, 41 Bus: 29, 65, 65A, 111, 165 HÉV: Szentendre
Green certificate	

### Amenities

Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, In-house restaurant, Surface parking, Panoramic view, In-house café, ATM, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
B bldg. - Unit 1	To let	Office	Floor 1	765 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
B bldg. - Unit 2	To let	Office	Floor 2	793 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
B bldg. - Unit 3	To let	Office	Floor 3	793 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
B bldg. - Unit 4	To let	Office	Floor 4	676 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
C bldg. - Unit 1	To let	Office	Floor 0	191 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
C bldg. - Unit 2	To let	Office	Floor 1	777 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
C bldg. - Unit 3	To let	Office	Floor 2	795 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
C bldg. - Unit 4	To let	Office	Floor 3	807 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
C bldg. - Unit 5	To let	Office	Floor 4	659 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	available from January 2024

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