



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szóke Viktória
Phone: +36 30 330 0733
Email: viktoria.szoke@robertson.hu

Herédi Gábor
Phone: +36 30 377 4914
Email: gabor.heredi@robertson.hu



Bartók House - Sublease

1114 Budapest, Bartók Béla út 43-47.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/55-bartok-house-sublease>

The office building is located in the most popular region of south Buda by Móricz Zsigmond körtér on the renovated Bartók Béla street. In the building there are shops on the ground floor (bank, supermarket, canteen, dry cleaning) and offices on 7 levels in a territory of 16.000 sq. m. In the 4-floor deep garage you can find 400 parking places and car wash services. The layout of the offices fit to the most modern expectations. The flexible dividable units have 4 pipes fan-coil system and raised floor.



Data

| | | | |
|------------------------|--------------|---------------------------|-------------------|
| Location | Central Buda | Status | Existing building |
| Completion year | 2003 / Q3 | Refurbishment year | |
| Category | A | Number of floors | 8 |

Rental fees/prices

| | | | |
|---------------------|---|------------------------------|----------------------------|
| Office | 14.66 €/m ² /mo - 14.66 €/m ² /mo | Office Service Charge | 1768 Ft/m ² /mo |
| Parking rent | 73 €/m ² /mo - 73 €/m ² /mo | Min. term of lease | 1 |

Technical specification

4-pipe fan-coil system, Bicycle racks, Fire alarm system, Fresh air supply, Openable windows, Own water block, Raised floor, Suspended Ceiling,

Areas

| | | | |
|---------------------------------|---|--------------------------------|-----|
| Available GLA | 2444 m ² | Number of parking lots | 406 |
| Gross Leasable Are (GLA) | 3033.06 m ² | Common Area Share (CAR) | 3 |
| Office | 2444 m ² - 2444 m ² | | |

Details of the property

| | |
|--------------------------|---|
| Access | Metro: M4 Tram: 18, 19, 47, 49, 61 Bus: 3, 6, 7, 27, 40, 49, 53, 86, 153, 173 |
| Green certificate | |

Amenities

Card-entry system, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette,

| Available units | | | | | | |
|-----------------|------------------|-----------|---------|---------------------|---|--------------|
| Name | Type of disposal | Unit type | Floor | Size | Rent | Availability |
| Unit 1 | Sublease | Office | Floor 4 | 2444 m ² | 14.66 €/m ² /mo - 14.66 €/m ² /mo | |

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

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