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# Eiffel Square - Sublease

## 1062 Budapest, Teréz körút 55



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/550-eiffel-square-sublease>

Construction of the Eiffel Square office building in Budapest has commenced. Convergence secured a prime site in downtown Budapest, right next to the Eiffel designed Nyugati (West) Railway Station. Due to the excellent city centre location of Eiffel Square, all amenities can be reached within a few minutes. On Nyugati square on the opposite side of the Teréz Boulevard, there is a private medical centre, fitness centre, post office, Scala department store and a number of banks. Within a five minute walk of Eiffel Square is arguably the most successful shopping center on the Pest side of the City, West-End Shopping Center. Providing 400 shop units, from catering to fashion, shoes, cosmetics sports goods as well as a supermarket, restaurants and fast food, it provides enormous shopping variety. WestEnd also provides a five star Hilton Hotel and Conference Center and 14 screen Multiplex Cinema. Within a ten minute taxi ride, several 5-star hotels can be reached including the Boscolo, Grand Hotel, Four Seasons Gresham, Le Meridien, Kempinski, Marriott and Sofitel. Virtually every major cultural attraction is within the same distance including the Opera, Music Academy and many theatres.

Data			
Location	Central Pest	Status	Existing building
Completion year	2010 / Q1	Refurbishment year	
Category	A	Number of floors	6

Rental fees/prices			
Office	23.65 €/m²/mo - 23.65 €/m²/mo	Office Service Charge	6.8 €/m²/mo
Parking rent	150.7 €/m²/mo - 150.7 €/m²/mo		

Areas			
Available GLA	1404 m²	Number of parking lots	352
Gross Leasable Are (GLA)	22800.00 m²	Common Area Share (CAR)	3
Office	1404 m² - 1404 m²		

Details of the property	
Access	Metro: M2, M3 Tram: 4, 6 Bus: 15, 26, 91, 191
Green certificate	BREEAM Passable

Technical specification	Amenities
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4-pipe fan-coil system, Openable windows,

24/7 security service, In-house restaurant, In-house café,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 5	1404 m²	23.65 €/m²/mo - 23.65 €/m²/mo	Until 31st December 2024

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