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Malom Loft Office

1095 Budapest, Tinódi utca 1-3.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/553-malom-loft-office>

The Gizella mill was built in 1880 by the Krausz-Moskovits family. A large part of the Budapest mill - having survived the wars - operated as a steam mill until 1963. In recent decades, it was used as a warehouse, then in 2000 it was demolished to turn it into a residential building and offices. A new building took shape behind the exterior walls that were left as a set, preserving the peculiar industrial atmosphere of Mill Loft Offices as a whole. It acquired its current form in 2010, there are more than a hundred loft apartments and more than 2,000 m2 of offices in the Mill Loft Offices. Office spaces that can be flexibly divided and designed meet even the highest expectations. From an interior design point of view, the coverings are worth highlighting: original brick walls and columns, sometimes beam support elements, which give these offices an extremely unique and characteristic style.

Data			
Location		Status	Existing building
Completion year	2009 /	Refurbishment year	2017
Category	A	Number of floors	

Rental fees/prices			
Office	20 €/m ² /mo - 21 €/m ² /mo	Office Service Charge	2.8 €/m ² /mo
Parking rent	100 €/m ² /mo - 100 €/m ² /mo		

Areas			
Available GLA	963 m ²	Number of parking lots	
Gross Leasable Are (GLA)	3000.00 m ²	Common Area Share (CAR)	0
Office	209 m ² - 963 m ²		

Details of the property	
Access	Bus: 6, 15, 54, 55, 212A, 223E, 224, 224A, 281 Metro: M3 Tram: 2B, 51, 51A HÉV: H7
Green certificate	

Technical specification	Amenities
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2-pipe fan-coil system, Easily accessible building, Bicycle racks, BMS (Building Management System), Sound-proof windows, Air conditioning, Elevators, High quality fit-out, Underground garage, Big ceiling height (3 m), Openable windows, Changing Rooms, Own water block, Shower room,

Card-entry system, 24/7 security service, Reception service, Visitor parking, Kitchenette, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	209 m ²	20 €/m ² /mo - 21 €/m ² /mo	
Unit 2	To let	Office	Floor 0	214 m ²	20 €/m ² /mo - 21 €/m ² /mo	
Unit 3	To let	Office	Floor 0	540 m ²	20 €/m ² /mo - 21 €/m ² /mo	

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