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City Gate I.

1092 Budapest, Köztelek u. 6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/64-city-gate-i>

The City Gate complex is situated in Köztelek utca, Üllői út and Ráday utca. It is between the metro stations Kálvin Tér, important traffic hub in the city, and Ferenc körut. The complex was constructed in 3 phases starting 1996, phase 2 and 3 was handed over in 1999. The first and second phase will go through a refurbishment in 2017, the refurbished areas are going to be available from September 2017.



Data			
Location	Central Pest	Status	Existing building
Completion year	1996 / Q1	Refurbishment year	2017
Category	A	Number of floors	8

Rental fees/prices			
Office	15.5 €/m ² /mo - 16.5 €/m ² /mo	Office Service Charge	2230 Ft/m ² /mo
Parking rent	120 €/m ² /mo - 120 €/m ² /mo	Min. term of lease	3

Areas			
Available GLA	941 m ²	Number of parking lots	407
Gross Leasable Are (GLA)	25500.00 m ²	Common Area Share (CAR)	7.71

Office 188 m² - 941 m²

Details of the property	
Access	Metro: M3, M4 Tram: 4, 6, 47, 48, 49 Bus: 9, 15, 100E Trolley: 72, 83
Green certificate	BREEAM-in-Use-Very Good

Technical specification

4-pipe fan-coil system, Sprinkler system, Suspended Ceiling, Easily accessible building, Raised floor, Bicycle racks, BMS (Building Management System), Fresh air supply, LED lighting, Air conditioning, Elevators, High quality fit-out, Underground garage, High speed/freight elevator, Openable windows, Changing Rooms, Own water block, Server room, Fire alarm system, UPS, Shower room,

Amenities

Card-entry system, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Car Wash, E-car charger, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	188 m ²	15.5 €/m ² /mo - 16.5 €/m ² /mo	from November 2023
Unit 2	To let	Office	Floor 2	753 m ²	15.5 €/m ² /mo - 16.5 €/m ² /mo	from November 2023

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Prices do not include VAT.



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