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# City Gate III.

## 1092 Budapest, Köztelek utca 6.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/66-city-gate-iii>

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 körút. The complex was constructed in 3 phases starting 1996, phase 2 and 3 was handed over in 1999.



Data			
Location	CBD	Status	Existing building
Completion year	1999 / Q1	Refurbishment year	
Category		Number of floors	8

Rental fees/prices			
Office	13.5 €/m²/mo - 16.5 €/m²/mo	Office Service Charge	2230 Ft/m²/mo
Parking rent	120 €/m²/mo - 120 €/m²/mo	Min. term of lease	3

Areas			
Available GLA	8412 m²	Number of parking lots	407
Gross Leasable Are (GLA)	8748.00 m²	Common Area Share (CAR)	12.22
Office	95 m² - 8412 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	Amenities
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4-pipe fan-coil system, Easily accessible building, Suspended Ceiling, 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, Sprinkler system, Server room, Fire alarm system, UPS, Shower room,

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Kitchenette, Terrace, ATM, Conference room for rent, Green Environment, 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 0	294 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 1	1155 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 3	To let	Office	Floor 2	1643 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 4	To let	Office	Floor 3	1644 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 5	To let	Office	Floor 4	1499 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 6	To let	Office	Floor 5	1429 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 7	To let	Office	Floor 6	328 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 8	To let	Office	Floor 7	325 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	
Unit 9	To let	Office	Floor 8	95 m <sup>2</sup>	13.5 €/m <sup>2</sup> /mo - 16.5 €/m <sup>2</sup> /mo	

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