



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



IP West

1117 Budapest, Budafoki út 91-93.

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/77-ip-west>

IP West office building is located at the foot of Rákóczi bridge on the Buda side, in the 11 district, at the crossing of Budafoki, Dombóvári and Prielle Kornélia street, neighbouring Budapest's fastest developing innovation and research area and University Campus. The building offers beautiful views of the Buda hills and Gellért hill, the Danube riverbank and of the Cultural Quarter including the National Theatre. The office building is characterized by highly efficient, flexible and bright office spaces, where high technical standards are combined with unique architectural solutions and form-breaking elements. The internal gardens, cafe and restaurant built in each phase ensure relaxation and a work environment close to nature.



Data			
Location	South Buda	Status	Existing building
Completion year	2009 / Q3	Refurbishment year	
Category	A	Number of floors	
Rental fees/prices			
Office	12.95 €/m ² /mo - 15.5 €/m ² /mo	Office Service Charge	2006 Ft/m ² /mo
Parking rent	120 €/m ² /mo - 120 €/m ² /mo		

Technical specification

4-pipe fan-coil system, External shading, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Air conditioning, Elevators, Underground garage, Optical cabling, Sprinkler system, Split air conditioner, UPS,

Areas			
Available GLA	21688 m ²	Number of parking lots	800
Gross Leasable Are (GLA)	31900.00 m ²	Common Area Share (CAR)	17
Office	112 m ² - 21688 m ²		

Details of the property	
Access	Tram: 41, 47 Bus: 33, 103
Green certificate	

Amenities

Card-entry system, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, In-house café, Terrace, Conference room for rent, Car Wash, Green Environment, Display of company logo, Complete Property Management,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 – Bg. A-D	To let	Office	Floor 0	592 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 2 – Bg. A-D	To let	Office	Floor 0	530 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 3 – Bg. A-D	To let	Office	Floor 0	274 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 4 – Bg. A-D	To let	Office	Floor 0	269 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 4 – Bg. A-D	To let	Office	Floor 1	868 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 5 – Bg. A-D	To let	Office	Floor 1	279 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 6 – Bg. A-D	To let	Office	Floor 1	378 m²	12.95 €/m²/mo - 15.5 €/m²/mo	under negotiation
Unit 7 – Bg. A-D	To let	Office	Floor 1	1735 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 8 – Bg. A-D	To let	Office	Floor 2	4054 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 9 – Bg. A-D	To let	Office	Floor 3	4053 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 10 – Bg. A-D	To let	Office	Floor 4	3675 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 11 – Bg. A-D	To let	Office	Floor 5	1515 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 12 – Bg. A-D	To let	Office	Floor 5	466 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 13 – Bg. A-D	To let	Office	Floor 6	560 m²	12.95 €/m²/mo - 15.5 €/m²/mo	
Unit 1 – Bg. P.	To let	Office	Floor 0	112 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 2 – Bg. P.	To let	Office	Floor 1	383 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 3 – Bg. P.	To let	Office	Floor 2	389 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 4 – Bg. P.	To let	Office	Floor 3	389 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 5 – Bg. P.	To let	Office	Floor 4	389 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 6 – Bg. P.	To let	Office	Floor 5	389 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation
Unit 7 – Bg. P.	To let	Office	Floor 6	389 m²	12.95 €/m²/mo - 15.5 €/m²/mo	Under negotiation

