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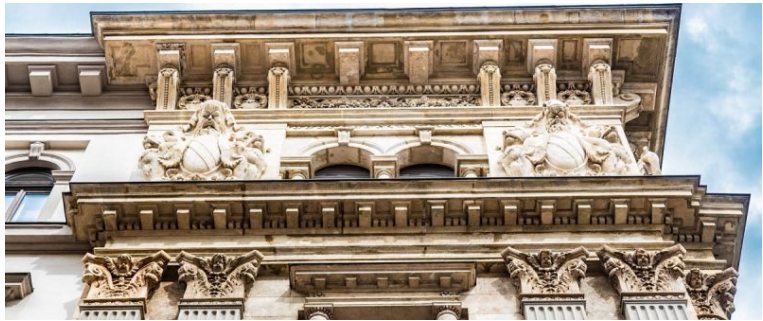


Krausz Palace

1061 Budapest, Andrásy út 12

Datasheet of the property: <https://robertson.makeitonline.hu/en/property/80-krausz-palace>

The building is situated on the historical Andrásy to the Opera House. The building is located only few steps away from Deák Square, the most important transportation junction of the city, providing excellent public transport accessibility to Krausz Palace.



Data

Location	CBD	Status	Existing building
Completion year	1885 /	Refurbishment year	2022
Category	A	Number of floors	5

Rental fees/prices

Office	20 €/m ² /mo - 25 €/m ² /mo	Retail	55 €/m ² /mo - 55 €/m ² /mo
Office Service Charge	8.34 €/m ² /mo	Parking rent	€/m ² /mo - €/m ² /mo

Technical specification

2-pipe fan-coil system, Bicycle racks, Diesel generator, Fresh air supply, Radiators, Shower room, UPS,

Areas

Available GLA	3467 m ²	Number of parking lots	
Gross Leasable Are (GLA)	4600.00 m ²	Common Area Share (CAR)	15
Office	163 m ² - 3130 m ²	Retail	337 m ² - 337 m ²

Details of the property

Access	Metro: M1, M3 Buses: 15, 26, 91, 191 Tram: 4,6
Green certificate	BREEAM Excellent


Amenities

24/7 security service, Reception service,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	337 m ²	55 €/m ² /mo - 55 €/m ² /mo	under negotiation
Unit 2	To let	Office	Floor 0	163 m ²	20 €/m ² /mo - 25 €/m ² /mo	
Unit 3	To let	Office	Floor 1	1114 m ²	20 €/m ² /mo - 25 €/m ² /mo	
Unit 4	To let	Office	Floor 2	1113 m ²	20 €/m ² /mo - 25 €/m ² /mo	under negotiation
Unit 5	To let	Office	Floor 4	740 m ²	20 €/m ² /mo - 25 €/m ² /mo	

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Prices do not include VAT.

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