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Budapest One - Sublease

1112 Budapest, Boldizsár út 1-3.



Datasheet of the property: <https://robertson.makeitonline.hu/en/property/94-budapest-one-sublease>

Unique sublease opportunity! The "west gate of Budapest" where the largest multi-modal transportation junction of Hungary is under development. Visitors coming by train, or by car on the highways will get their first impression of the city of Budapest by looking at Budapest One Office Park with the Buda hills in their background. With straight connection to the Etele City Center, the full range of services and shops will make everyday life more comfortable for the tenants.

Data			
Location	South Buda	Status	Existing building
Completion year	2020 / Q1	Refurbishment year	
Category	A	Number of floors	

Rental fees/prices			
Office	12 €/m ² /mo - 18.88 €/m ² /mo	Office Service Charge	9.84 €/m ² /mo
Parking rent	137.33 €/m ² /mo - 137.33 €/m ² /mo		

Areas			
Available GLA	4643 m ²	Number of parking lots	7
Gross Leasable Are (GLA)	27399.00 m ²	Common Area Share (CAR)	6.18
Office	330 m ² - 4643 m ²		

Details of the property	
Access	Railway: Kelenföld Railway station New M1/M7 junction form 2015 Metro: M4 Bus: 40, 40E, 53, 87, 87A, 139, 150, 153, 172E, 187, 187E, 239, 240, 250, 272 Tram: 19, 49
Green certificate	

Technical specification	Amenities
4-pipe fan-coil system, Air conditioning, Alternative energy utilization, Bicycle racks, Changing Rooms, Double electric feed, Elevators, External shading, Fire alarm system, Openable windows, Raised floor, Shower room, Suspended Ceiling, Underground garage,	Card-entry system, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, In-house restaurant, Panoramic view, In-house café, Conference room for rent, Car Wash, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 6	1663 m²	18.88 €/m²/mo - 18.88 €/m²/mo	Until 31st January 2031
Unit 2	Sublease	Office	Floor 5	1350 m²	12 €/m²/mo - 12.9 €/m²/mo	Available for rent immediately Rental period: until September 30, 2025
Unit 3	Sublease	Office	Floor 5	330 m²	12 €/m²/mo - 12.9 €/m²/mo	Available for rent immediately Rental period: until September 30, 2025
Unit 4	Sublease	Office	Floor 7	1300 m²	13.5 €/m²/mo - 13.5 €/m²/mo	Rental time 3 year Available for Rent Immediately

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