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Ferrum Office Building

1139 Budapest, Lomb utca 37-39

Datasheet of the property: https://www.robertson.hu/en/property/124-ferrum-office-building

The Lomb Street office building, in the neighborhood of the Váci út corridor, offers 5000 m2 of inspiring spaces for creative work for companies looking to break out of the traditional office environment.
The buildings have been fully modernised to create a BREEAM In-use category "A" office building. Visitors are greeted by a reception and café placed in a 3-storey high glass-walled lobby.
In addition to storage for bicycles and motorcycles, the hall building will provide covered, enclosed parking for 55 cars on two levels, with direct street access.

Data

Location	Váci Corridor	**Status**	Existing building
Completion year	2019 / Q2	**Refurbishment year**	
Category	A	**Number of floors**	

Areas

Available GLA	610 m^2	**Number of parking lots**	53
Gross Leasable Are (GLA)	0.00 m^2	**Common Area Share (CAR)**	8
Office	200 m^2 - 450 m^2	**Retail**	160 m^2 - 160 m^2

Rental fees/prices

Office	16 €/m^2/mo - 19 €/m^2/mo	**Retail**	12 €/m^2/mo - 14 €/m^2/mo
Office Service Charge	5 €/m^2/mo	**Parking rent**	95 €/m^2/mo - 95 €/m^2/mo

Details of the property

Access	Metro: M3 Bus: 32, 120
Green certificate	BREEAM-in-Use-Very Good

Technical specification

Air conditioning, Bicycle racks, Changing Rooms, External shading, Openable windows, Own water block, Shower room,

Amenities

In-house property management, Inner garden, 24/7 security service, Reception service, In-house restaurant, In-house café, Conference room for rent, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	160 m^2	12 €/m^2/mo - 14 €/m^2/mo	
Unit 2	To let	Office		200 m^2	16 €/m^2/mo - 16 €/m^2/mo	
Unit 3	To let	Office		250 m^2	19 €/m^2/mo - 19 €/m^2/mo	

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Prices do not include VAT.

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