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Büro Center West

1111 Budapest, Nagyszőlős utca 11-15.

Datasheet of the property: <https://www.robertson.hu/en/property/16-buro-center-west>

The Büro Center offers 4,800 sqm leasable office area on 4 floors. Every floor can be divided into two main blocks, each block offering approx. 550 sqm office area. On the ground floor smaller and larger units can be formed with separate entrance which is ideal for retailers and customer service centres. The layout of the building allows both open-plan and cellular office fit-out. The back façade of the building faces a residential area with extensive green area. Büro Center is located close to the main intersections of South Buda (Kosztolányi Dezső square, Móricz Zsigmond square and BAH junction).



Data			
Location	South Buda	Status	Existing building
Completion year	2006 / Q2	Refurbishment year	
Category	A	Number of floors	4

Rental fees/prices			
Office	12.5 €/m²/mo - 13 €/m²/mo	Office Service Charge	2100 Ft/m²/mo
Parking rent	90 €/m²/mo - 90 €/m²/mo		

Technical specification	
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4-pipe fan-coil system, Elevators, External shading, Fresh air supply, Openable windows, Own water block, Suspended Ceiling, Raised floor, Air conditioning, High quality fit-out, Underground garage,

Areas			
Available GLA	850 m²	Number of parking lots	
Gross Leasable Are (GLA)	4762.00 m²	Common Area Share (CAR)	5.71
Office	33 m² - 850 m²		

Details of the property	
Access	Tram: 17, 19, 47, 48, 49 Bus: 53,139, 140, 140A, 150, 153, 154, 212, 240
Green certificate	

Amenities	
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Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Kitchenette, Terrace, Green Environment, Display of company logo, Complete Property Management,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 1	546 m ²	12.5 €/m ² /mo - 13 €/m ² /mo	From June 2024
Unit 2	To let	Office	Floor 2	271 m ²	12.5 €/m ² /mo - 13 €/m ² /mo	
Unit 3	To let	Office	Floor 4	33 m ²	12.5 €/m ² /mo - 13 €/m ² /mo	

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Prices do not include VAT.

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