

Szapáry Zsolt Phone: +36 30 377 4913 Email: zsolt.szapary@robertson.hu	Szöke Viktória Phone: +36 30 330 0733 Email: viktoria.szoke@robertson.hu
Herédi Gábor Phone: +36 30 377 4914 Email: gabor.heredi@robertson.hu	Nagy Patricia Phone: +36 20 314 5821 Email: patricia.nagy@robertson.hu

Margit Palace

1027 Budapest, Henger utca 2.

Datasheet of the property: <https://www.robertson.hu/en/property/161-margit-palace>

Reddish brick walls together with the most advanced and modern building materials and structures determine the unique mood of the building. The state-of-the-art office building shows the elegance of the 19th century's architecture because it was built with the proportions and on the remains of an old streetcar storage. The modern building fulfils the highest technical expectations and it was refurbished in the year 2017.

Margit Palace can be accessed really easy due to it excellent location. It can be reached by car or bike but public transport also can be used to get to the office building. Employees can travel by tram, by bus or by M2 metro, or by HÉV but even by boat (Jászai Mari square and then a short walk across Margit bridge to Buda). In Margit Palace office building two high-power diesel generators ensure the uninterrupted power supply in case of electric shortcut in the neighbourhood.



Data			
Location	Central Buda	Status	Existing building
Completion year	/	Refurbishment year	2017
Category	A	Number of floors	5

Areas			
Available GLA	3712.5 m ²	Number of parking lots	90
Gross Leasable Are (GLA)	17200.00 m ²	Common Area Share (CAR)	7.95
Office	199.5 m ² - 3692.5 m ²	Storage	20 m ² - 20 m ²

Rental fees/prices				Details of the property	
Office	15 €/m²/mo - 17 €/m²/mo	Storage	8 €/m²/mo - 8 €/m²/mo	Access	Tram: 4,6,17,19,41 Bus: 6,91,109,191,291 Suburbun train: H5 Metro: M2
Office Service Charge	4.9 €/m²/mo	Storage Service Charge	8 €/m²/mo	Green certificate	BREEAM-in-Use-Very Good
Parking rent	120 €/m²/mo - 120 €/m²/mo				
Technical specification				Amenities	

4-pipe fan-coil system, Diesel generator, Elevators, High speed/freight elevator, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling,

Card-entry system, 24/7 security service, Reception service, In-house restaurant, In-house café, ATM,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Bldg A -Unit 1	To let	Office	Floor 0	199.5 m²	17 €/m²/mo - 17 €/m²/mo	
Bldg B - Unit 1	To let	Office	Floor 4	371 m²	16 €/m²/mo - 16 €/m²/mo	
Bldg C-Unit 1	To let	Office	Floor 1	707 m²	15 €/m²/mo - 15 €/m²/mo	
Bldg C-Unit 2	To let	Office	Floor 2	1026 m²	15.5 €/m²/mo - 15.5 €/m²/mo	
Bldg C-Unit 3	To let	Office	Floor 3	453 m²	16 €/m²/mo - 16 €/m²/mo	
Bldg C-Unit 4	To let	Office	Floor 4	936 m²	16 €/m²/mo - 16 €/m²/mo	
Unit 5	To let	Storage		20 m²	8 €/m²/mo - 8 €/m²/mo	

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