

MBC Business Center

1012 Budapest, Vörmező út 4.

Datasheet of the property: <https://www.robertson.hu/en/property/19-mbc-business-center>

MBC Office Building is located at the foot of Buda Castle, with a direct panoramic view of Széll Kálmán Square. With 5200 m2 of lettable space, the 6-storey office building is in excellent technical condition and offers a variety of office spaces. The common areas of the building have been recently renovated and technical improvements have been made, such as a new central system for continuous air exchange. Parking for tenants is provided in the two-level underground garage. The easy accessibility of the building makes it an excellent choice for businesses with high customer traffic and service companies. The building is located in one of the central districts of Buda, a few minutes walk from the Mammut Shopping Centre.

Data			
Location	Central Buda	Status	Existing building
Completion year	2002 / Q2	Refurbishment year	2021
Category	A	Number of floors	6

Rental fees/prices			
Office	13.5 €/m²/mo - 14.5 €/m²/mo	Office Service Charge	2100 Ft/m²/mo
Parking rent	100 €/m²/mo - 100 €/m²/mo	Min. term of lease	5

Technical specification

4-pipe fan-coil system, Air conditioning, Bicycle racks, Changing Rooms, Elevators, Fire alarm system, Fresh air supply, Openable windows, Radiators, Shower room, Suspended Ceiling, Underground garage, LED lighting, High quality fit-out,



Areas			
Available GLA	1094 m²	Number of parking lots	27
Gross Leasable Are (GLA)	5115.00 m²	Common Area Share (CAR)	14.15
Office	328 m² - 1094 m²		

Details of the property	
Access	Metro: M2 Tram: 4, 6, 59, 61 Bus: 16, 56, 91, 149, 155,156, 139
Green certificate	

Amenities

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, Post office close to the building, CCTV camera system, BUBI/Lime station nearby, Reception service, Visitor parking, Hotel(s) nearby, Direct metro access, In-house restaurant, Panoramic view, Tramline within 200 m, In-house café, Kitchenette, Terrace, ATM, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	328 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	
Unit 2	To let	Office	Floor 4	766 m ²	13.5 €/m ² /mo - 14.5 €/m ² /mo	

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Prices do not include VAT.

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