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# Budaörs Office Park - A Building

## 2042 Budaörs, Szabadság út 117.

Datasheet of the property: <https://www.robertson.hu/en/property/197-budaors-office-park-a-building>

The three bright, modern office buildings of the Budaörs Office Park are located in the Budaörs region, just a 10-minute drive from Budapest. The area is part of the commercial region of Budapest, with shopping centres and residential properties under construction. It has direct access to the M1/M7 motorways and the West Hungary region, making it easily accessible by car. The many advantages of the office complex include beautiful views and bright offices, 24-hour reception service, underground parking, surface parking and a restaurant in building B.

The office building is also ideal for small, medium and large companies looking for an economical but efficient office solution. The 3 buildings offer nearly 18,000 m2 of leasable, bright and flexible office space, which also offers the possibility of creating interconnected, coherent areas between floors.



Data			
<b>Location</b>	Periphery	<b>Status</b>	Existing building
<b>Completion year</b>	1999 / Q'	<b>Refurbishment year</b>	2005
<b>Category</b>	B	<b>Number of floors</b>	3

Rental fees/prices			
<b>Office</b>	9.5 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	4.5 €/m <sup>2</sup> /mo
<b>Storage Service Charge</b>	3.5 €/m <sup>2</sup> /mo	<b>Parking rent</b>	30 €/m <sup>2</sup> /mo - 60 €/m <sup>2</sup> /mo

**Min. term of lease** 1

Areas			
<b>Available GLA</b>	114.04 m <sup>2</sup>	<b>Number of parking lots</b>	350
<b>Gross Leasable Are (GLA)</b>	1700.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	15
<b>Office</b>	29.04 m <sup>2</sup> - 114.04 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Bus: 40, 40B, 88, 140, 140A, 142, 240, 287, 940, 972 Highway: M1, M7
<b>Green certificate</b>	

Technical specification	Amenities
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Elevators, Openable windows, Suspended Ceiling, Telefon Center, UPS, 4-pipe fan-coil system, Raised floor, Bicycle racks, Diesel generator, Sound-proof windows, Air conditioning, High quality fit-out, Underground garage, Big ceiling height (3 m), Flexible layout, Sprinkler system,

Card-entry system, In-house property management, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Panoramic view, Kitchenette, Conference room for rent, Green Environment, Display of company logo, Complete Property Management, Storage rental possibility, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	29.04 m <sup>2</sup>	9.5 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 3	85 m <sup>2</sup>	9.5 €/m <sup>2</sup> /mo - 11 €/m <sup>2</sup> /mo	

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