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# Terra Corner

## 2040 Budaörs, Puskás Tivadar út 8-10.

Datasheet of the property: <https://www.robertson.hu/en/property/279-terra-corner>

Terra Corner is an A type office complex consisting of three separate, 4-floor office buildings each of 1000 sqm located in Terra Park, in which three types of offices – traditional, serviced and co-working – are present at the same time. All office sizes and types can be chosen, also furnished. Terra Corner office complex is located round the corner of Puskás Tivadar Street and Edison Street in Budaörs, next to the M1-M7 motorway, just behind the IKEA in Budaörs.



Data			
<b>Location</b>	Periphery	<b>Status</b>	Existing building
<b>Completion year</b>	2000 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	3

Rental fees/prices			
<b>Office</b>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	5 €/m <sup>2</sup> /mo
<b>Parking rent</b>	50 €/m <sup>2</sup> /mo - 50 €/m <sup>2</sup> /mo	<b>Min. term of lease</b>	2

Technical specification
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2-pipe fan-coil system, Bicycle racks, Elevators, Suspended Ceiling, Underground garage, Raised floor, Air conditioning, Openable windows, Changing Rooms, Optical cabling, UPS, Shower room,

Areas			
<b>Available GLA</b>	2438.2 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	3608.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	10
<b>Office</b>	64.9 m <sup>2</sup> - 2438.2 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Metro: M4 Bus: 40, 40B, 140, 140A, 940
<b>Green certificate</b>	

Amenities
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Card-entry system, Free parking area, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Fitness/gym, Kitchenette, ATM, Conference room for rent, Green Environment, Display of company logo, Complete Property Management,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Edison street - Unit 1	To let	Office	Floor 0	256 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Edison street - Unit 2	To let	Office	Floor 1	268.4 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Edison street - Unit 3	To let	Office	Floor 2	298.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 4	To let	Office	Floor 1	330 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 6	To let	Office	Floor 2	64.9 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 5	To let	Office	Floor 2	111.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Central building - Unit 7	To let	Office	Floor 3	354.2 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 8	To let	Office	Floor 0	244 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 9	To let	Office	Floor 1	276.1 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	
Puskás street - Unit 10	To let	Office	Floor 3	235.4 m <sup>2</sup>	9 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	

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