Szapáry Zsolt

Phone: +36 30 377 4913

Email: zsolt.szapary@robertson.hu

Szőke 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

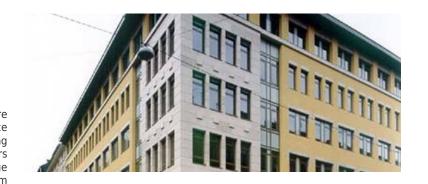


## **Oktogon House - Sublease**

1062 Budapest, Aradi utca 8-10.

Datasheet of the property: https://www.robertson.hu/en/property/281-oktogon-house-sublease

Oktogon House comprises two office wings accessible by a common entrance. The areas of the two parts are interconnected, and can be combined to meet the demands of major users; this way a total undivided office space of up to 1,200 sqm can be established on each floor. The office building is available for those requiring smaller spaces, too: the smallest lettable office unit is 150 sqm. When planning the building interiors architects took special care to ease the movement of the disabled. There is a multi-storey parking garage connected to the office building, offering 339 parking spaces on 8 storeys, available even for short-term parking by visitors. The real estate is easily accessible both by car and public transport.



		Data	
Location	Central Pest	Status	Existing building
Completion year	1	Refurbishment year	
Category	А	Number of floors	

Areas			
Available GLA	501.1 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	6700.00 m <sup>2</sup>	Common Area Share (CAR)	7.48
Office	160.6 m <sup>2</sup> - 501.1 m <sup>2</sup>		

Rental fees/prices					
Office	14 €/m²/mo - 14 €/m²/mo	Office Service Charge	5.9 €/m²/mo		
Parking rent	100 €/m²/mo - 100 €/m²/mo				

Details of the property					
Access	Metro: M1 Tram: 4, 6 Bus: 15, 105				
Green certificate					

## Technical specification

Ameniti

4-pipe fan-coil system, Diesel generator, Double electric feed, Elevators, External shading, Raised floor, Suspended Ceiling, Underground garage,

24/7 security service, Reception service, Visitor parking, Fitness/gym,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	Sublease	Office	Floor 2	160.6 m <sup>2</sup>	14 €/m²/mo - 14 €/m²/mo	
Unit 2	Sublease	Office	Floor 3	340.5 m <sup>2</sup>	14 €/m²/mo - 14 €/m²/mo	

## Confidentiality

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Prices do not include VAT.



**Robertson Hungary Kft.**Telephone: +36 (1) 327-2050
H - 1138 Budapest, Váci út 117-119. A/1