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# Medimpex Palace

## 1051 Budapest, Vörösmarty tér 4.

Datasheet of the property: <https://www.robertson.hu/en/property/36-medimpex-palace>

Medimpex Palace is located in the centre of the scientific and cultural life of the capital, in the heart of the city, at Vörösmarty tér 4, a few steps away from buildings full of historical memories, cultural institutions, the most noted business quarters of the capital, the most elegant hotels and within arm's reach from its renovated walking street, Váci utca. The building was built in 1928. Its external appearance fits well with the eclectic style of the buildings on Vörösmarty Square, while its interior design and comfort follow the standards of today's modern office buildings. Considering the construction materials, style and atmosphere of the building, our Tenants from the gate to their desks are in the 19th century. from the 21st century they walk into the century. Retail and office units are also available for rent in the building in various sizes. The ground floor+basement together offers 717 m2 of retail space with a direct entrance from Vörösmarty Square.




Data			
Location	CBD	Status	Existing building
Completion year	1928 / Q1	Refurbishment year	2013
Category	A	Number of floors	8
Rental fees/prices			
Office	23 €/m <sup>2</sup> /mo - 23 €/m <sup>2</sup> /mo	Office Service Charge	2887 Ft/m <sup>2</sup> /mo
Parking rent	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	Min. term of lease	3

Areas			
Available GLA	549 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	2750.00 m <sup>2</sup>	Common Area Share (CAR)	8.25
Office	183 m <sup>2</sup> - 549 m <sup>2</sup>		
Details of the property			
Access	Bus: 9, 15, 16, 16B, 100E, 105, 115 Tram: 2, 47, 47B, 48, 49 Metro: M3, M2, M1 - 50 metres from the building		
Green certificate			

Technical specification	Amenities
2-pipe fan-coil system, Elevators, Fresh air supply, Openable windows, Own water block, Radiators, Suspended Ceiling, Air conditioning, Easily accessible building, Big ceiling height (3 m),	Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Visitor parking, Hotel(s) nearby, Panoramic view, Kitchenette, Terrace, Conference room for rent, Green Environment, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 6	366 m <sup>2</sup>	23 €/m <sup>2</sup> /mo - 23 €/m <sup>2</sup> /mo	
Unit 2	To let	Office	Floor 8	183 m <sup>2</sup>	23 €/m <sup>2</sup> /mo - 23 €/m <sup>2</sup> /mo	

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