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Start Office Building

1116 Budapest, Temesvár u. 20.

Datasheet of the property: <https://www.robertson.hu/en/property/497-start-office-building>

Our office building in the XI. It is located in an extremely easily accessible part of the district, yet in a quiet, green environment. The main roads of the district - Fehérvári, Szerémi, Hengermalom, Budafoki - are all located in the immediate vicinity of the property, in addition, there are several bus and tram services on the adjacent Fehérvári road. Free parking is available in the public area next to the building. In the renovated building, you can rent offices from 15 square meters, even furnished if required, so they are especially suitable for smaller or start-up businesses. Offices can be moved immediately! In the Start Office Building, we provide excellent, cost-effective areas for both small businesses and large companies. Security is provided by a 24-hour reception and security service as well as a video camera system. In addition to the offices, logistics warehouses can also be rented in the building. The building is easily accessible by car and public transport. The main roads of the district - Fehérvári, Szerémi, Hengermalom, Budafoki - are all located in the immediate vicinity of the property, in addition, there are several bus and tram services on the adjacent Fehérvári road. Free parking is available in the public area next to the building.



Data			
Location	South Buda	Status	Existing building
Completion year	/	Refurbishment year	

Category	Number of floors	4
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Rental fees/prices			
Office	5 €/m ² /mo - 8.5 €/m ² /mo	Storage	5 €/m ² /mo - 5 €/m ² /mo
Office Service Charge	5.3 €/m ² /mo	Parking rent	65 €/m ² /mo - 65 €/m ² /mo

Areas			
Available GLA	2351 m ²	Number of parking lots	
Gross Leasable Are (GLA)	9327.00 m ²	Common Area Share (CAR)	
Office	43 m ² - 1878 m ²	Storage	50 m ² - 473 m ²

Details of the property	
Access	Tram: 1, 17, 19, 41, 47, 48, 56
Green certificate	

Technical specification	Amenities
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Suspended Ceiling, Bicycle racks, Elevators, Openable windows, Partitionable warehouse, Own water block, High speed/freight elevator,

Free parking area, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Surface parking,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
A Bg. - Unit 1	To let	Storage	Floor 0	155 m²	5 €/m²/mo - 5 €/m²/mo	
A bldg. - Unit 2	To let	Office	Floor 1	118 m²	8.5 €/m²/mo - 8.5 €/m²/mo	
A bldg. - Unit 3	To let	Office	Floor 2	263 m²	8.5 €/m²/mo - 8.5 €/m²/mo	
A bldg. - Unit 4	To let	Office	Floor 3	239 m²	8.5 €/m²/mo - 8.5 €/m²/mo	
A bldg. - Unit 5	To let	Office	Floor 4	43 m²	8.5 €/m²/mo - 8.5 €/m²/mo	
B bldg. - Unit 1	To let	Storage	Floor 0	107 m²	5 €/m²/mo - 5 €/m²/mo	
B bldg. - Unit 2	To let	Office	Floor 2	269 m²	6.9 €/m²/mo - 6.9 €/m²/mo	
B bldg. - Unit 3	To let	Office	Floor 3	153 m²	6.9 €/m²/mo - 6.9 €/m²/mo	
B bldg. - Unit 4	To let	Office	Floor 4	214 m²	6.9 €/m²/mo - 6.9 €/m²/mo	
C bldg. - Unit 1	To let	Storage	Floor 0	161 m²	5 €/m²/mo - 5 €/m²/mo	
C bldg. - Unit 2	To let	Office	Floor 1	137 m²	5 €/m²/mo - 5 €/m²/mo	
C bldg. - Unit 3	To let	Office	Floor 3	442 m²	6.9 €/m²/mo - 6.9 €/m²/mo	
C bldg. - Unit 4	To let	Storage	Floor 3	50 m²	5 €/m²/mo - 5 €/m²/mo	

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