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# Science Park A

## 1117 Budapest, Irinyi József utca 4-20.

Datasheet of the property: <https://www.robertson.hu/en/property/51-science-park-a>

The Science Park A-category office building has many features that are the basic needs of any tenant. Excellent green zone location, easy access, close to the University Quarter, direct access to the Pest side. All these features make it competitive among office buildings in the South Buda market region. Science Park has 29,400 square meters of office space for rent. The Park is located in a beautiful green environment, which provides a calm working environment for the employees. Terraces, balconies and huge windows ensure that everyone can enjoy the beauty of nature and the view: the Gellért mountain rises above the foliage of the trees, and the Danube winding its way through the city is a few minutes away. The Science Park office spaces are suitable for both traditional, so-called cell, and single-space, open-office layouts.



Data			
<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2002 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	7

Rental fees/prices			
<b>Office</b>	15 €/m <sup>2</sup> /mo - 15.75 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	2300 Ft/m <sup>2</sup> /mo
<b>Parking rent</b>	125 €/m <sup>2</sup> /mo - 125 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	5102 m <sup>2</sup>	<b>Number of parking lots</b>	399
<b>Gross Leasable Are (GLA)</b>	0.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	3.1
<b>Office</b>	465 m <sup>2</sup> - 5102 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Tram: 4, 6 Bus: 33, 133E, 153, 154, 212
<b>Green certificate</b>	BREEAM-in-Use Good

Technical specification	Amenities
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Bicycle racks, Changing Rooms, Chilled beam, HVAC with heat pump, Shower room, Sprinkler system, Suspended Ceiling, Easily accessible building, BMS (Building Management System), Fresh air supply, Double electric feed, Air conditioning, Elevators, Underground garage, High speed/freight elevator, Openable windows, Optical cabling, Own water block,

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, In-house restaurant, Selective waste collection, In-house café, Terrace, Conference room for rent, Car Wash, Green Environment, E-car charger, Display of company logo, Storage rental possibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	465 m²	15 €/m²/mo - 15.75 €/m²/mo	
Unit 2	To let	Office	Floor 1	1939 m²	15 €/m²/mo - 15.75 €/m²/mo	
Unit 3	To let	Office	Floor 2	1939 m²	15 €/m²/mo - 15.75 €/m²/mo	
Unit 4	To let	Office	Floor 4	759 m²	15 €/m²/mo - 15.75 €/m²/mo	Available for sublease and for long term

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