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# Szépvölgyi Business Park

## 1037 Budapest, Szépvölgyi út 35-37.

Datasheet of the property: <https://www.robertson.hu/en/property/539-szepvolgyi-business-park>

The Szépvölgyi Business Park: Rent a first-class office at a complex in northern Buda, consisting of 3 buildings and a total office space of approx. 10,000 m². The Szépvölgyi Business Park is surrounded by a beautifully designed lush green park and located on the Szépvölgyi road at the foot of Rózsadomb hill.



### Data

**Location** North Buda **Status** Existing building

**Completion year** / **Refurbishment year**

**Category** A **Number of floors** 4

### Rental fees/prices

**Office** 14 €/m²/mo - 15.5 €/m²/mo **Office Service Charge** 2950 Ft/m²/mo

**Parking rent** 100 €/m²/mo - 100 €/m²/mo

### Areas

**Available GLA** 6257 m² **Number of parking lots** 300

**Gross Leasable Are (GLA)** 10082.00 m² **Common Area Share (CAR)** 6.2

**Office** 191 m² - 6257 m²

### Details of the property

**Access** Tram: 17, 19, 41  
Bus: 29, 65, 65A, 111, 165  
HÉV: Szentendre

**Green certificate**

## Technical specification

4-pipe fan-coil system, Fire alarm system, HVAC with heat pump, Openable windows, Raised floor, Underground garage,

## Amenities

Card-entry system, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, In-house restaurant, Surface parking, Panoramic view, In-house café, ATM, Green Environment,

## Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Bldg B. - Unit 1	To let	Office	Floor 1	765 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg B. - Unit 2	To let	Office	Floor 2	793 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg B. - Unit 3	To let	Office	Floor 3	793 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg B. - Unit 4	To let	Office	Floor 4	676 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg C. - Unit 1	To let	Office	Floor 0	191 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg C. - Unit 2	To let	Office	Floor 1	777 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg C. - Unit 3	To let	Office	Floor 2	795 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg C. - Unit 4	To let	Office	Floor 3	807 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	
Bldg C. - Unit 5	To let	Office	Floor 4	660 m <sup>2</sup>	14 €/m <sup>2</sup> /mo - 15.5 €/m <sup>2</sup> /mo	

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Prices do not include VAT.



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