IMMOTRADING
THE REAL ESTATE COMPANY

ENGLISH

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More objects from this agent

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BASIC DATA

object number:	**3056/449**
object type:	**Office**
state:	**Közép-Magyarország**
address:	**1117 Budapest**
price:	**price upon request**
Effective area:	**approx. 44,000.00 m²**

DESCRIPTION

MODERN OFFICE AND BUSINESS BUILDING IN BUDAPEST FOR SALE

Office building and neighborhood
This modern office and business building is located in an economically developing area of the 11th district of Budapest.

In this rapidly developing district in the Buda district, apart from the modern, newly built office buildings, there are several building complexes that offer shopping, entertainment and sports facilities. Renters can avail of a wide range of services near the building.

Location:
- Highways within easy reach, good public transport connections
- Services around and within the office and commercial building
- Ideal for small and large tenants
- Low rate of common areas (5% shared area ratio)
- Corner - emphasized visibility
- Energy-efficient facility management

Place:
The office and commercial real estate is located south of the Rákóczi Bridge in the 11th district of Budapest. The office building is located near the Danube and is easily accessible both by car and by public transport.

The M1 / M7 motorways are minutes away, and the bridge provides easy access to the M5 motorway, main roads # 4 and 6, and the airport. Buses that commute near the building connect directly to Móricz Zsigmond Square, one of Budapest´s main transport hubs.

Public transport links are within walking distance:
Trams: 1, 4, 6, 41, 47
Buses: 58, 103, 150, 250
Metro: M4

Available areas:
The office and business complex was completed in 2008. The building offers commercial space on the ground floor and large office space on 6 floors and a two-storey underground car park.
This business park offers "A" office space and thus the highest technical and appropriate office standards for the tenants. Its efficient floor plan provides large floor space, flexible layout options and offices with plenty of natural light.
The upper floors have exclusive terraces with stunning views of the surroundings of the district and the Danube.

By a large anchor tenant since June 2019 (rental period 10 years), the existing office space is 90% let. The tenant l

price:	**price upon request**
Revenue:	**€ 3,995,000.-**
Buyer's comm.:	**4% plus 27% VAT**
Effective area:	**approx. 44,000.00 m²**
Plot area:	**approx. 24,500.00 m²**
Cellar area:	**300 m²**
parking space:	**431**
Elevator:	**Yes**
furniture:	**compl. furnished**
heating:	**central heating**
year of construction:	**approx. 2008**
condition:	**very good**
floor levels:	**6**
garage:	**2**

Sun Protection: outside;**Administration**: rooms modifiable;**Location**: with view of the sea/lake, directly at the sea / lake;**Features**: connected gastronomy, DV cabling, canteen cafeteria, ramp, wheelchair-accessible, tea kitchen, rentable area m², furnished, Double bottom, Suspended ceiling, Openable windows, Server room, Porter, Access system, New building; **Security**: security, alarm;**Public transport**: Subway, Rapid transit, Tram, Bus;**Flooring**: Carpet tiles, PVC coating

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Imprint

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