

<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szóke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>

# Ferrum Office Building

## 1139 Budapest, Lomb utca 37-39

Datasheet of the property: <https://robertson.hu/en/property/124-ferrum-office-building>

The Lomb Street office building, in the neighborhood of the Váci út corridor, offers 5000 m2 of inspiring spaces for creative work for companies looking to break out of the traditional office environment. The buildings have been fully modernised to create a BREEAM In-use category "A" office building. Visitors are greeted by a reception and café placed in a 3-storey high glass-walled lobby. In addition to storage for bicycles and motorcycles, the hall building will provide covered, enclosed parking for 55 cars on two levels, with direct street access.



Data			
<b>Location</b>	Váci Corridor	<b>Status</b>	Existing building
<b>Completion year</b>	2019 / Q2	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	

Rental fees/prices			
<b>Retail</b>	6 €/m <sup>2</sup> /mo - 6 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	5 €/m <sup>2</sup> /mo
<b>Parking rent</b>	95 €/m <sup>2</sup> /mo - 95 €/m <sup>2</sup> /mo		

Technical specification
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Air conditioning, Bicycle racks, Changing Rooms, External shading, Openable windows, Own water block, Shower room,

Areas			
<b>Available GLA</b>	174 m <sup>2</sup>	<b>Number of parking lots</b>	53
<b>Gross Leasable Are (GLA)</b>	0.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	8
<b>Retail</b>	174 m <sup>2</sup> - 174 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Metro: M3 Bus: 32, 120
<b>Green certificate</b>	BREEAM-in-Use-Very Good

Amenities
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In-house property management, Inner garden, 24/7 security service, Reception service, In-house restaurant, In-house café, Conference room for rent, Green Environment, E-car charger,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	174 m <sup>2</sup>	6 €/m <sup>2</sup> /mo - 6 €/m <sup>2</sup> /mo	

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**Robertson Hungary Kft.**  
Telephone: +36 (1) 327-2050  
H - 1138 Budapest, Váci út 117-119. A/1