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ZenGarden

1027 Budapest, Horvát u. 14-26.

Datasheet of the property: <https://robertson.hu/en/property/214-zengarden>

ZenGarden Office Building (formally known as CBC) is located at the Buda side of Margaret Bridge, and offers nearly 9400 sq m of office spaces on 9 floors. The accessibility of the building is excellent by public transport and by bicycle and there are nearly 170 parking spaces in the underground garage for the exclusive use of the tenants and their visitors. All office areas have openable windows, suspended ceiling, raised floor, 4 pipe fan-coil system, flexible partitioning options and plenty of natural light. As an in-house amenity the building offers a supermarket and there are other restaurants, pastry shop, post office, pharmacy, tobacco store, Bubi rental and Mammut shopping centre nearby.



Data			
Location	Central Buda	Status	Existing building
Completion year	1996 / Q1	Refurbishment year	
Category	A	Number of floors	
Rental fees/prices			
Office	17.5 €/m ² /mo - 19.5 €/m ² /mo	Office Service Charge	4.3 €/m ² /mo
Parking rent	100 €/m ² /mo - 160 €/m ² /mo	Min. term of lease	5

Areas			
Available GLA	1222 m ²	Number of parking lots	
Gross Leasable Are (GLA)	9300.00 m ²	Common Area Share (CAR)	8.45
Office	181 m ² - 1222 m ²		
Details of the property			
Access	Metro: M2 Tram: 4, 6, 17, 19, 41, 56A Bus: 6, 11, 39, 60, 86, 111 HÉV: 5		
Green certificate	BREEAM-in-Use-Very Good		

Technical specification

4-pipe fan-coil system, Fresh air supply, Raised floor, Suspended Ceiling, Bicycle racks, LED lighting, High quality fit-out, Underground garage, Openable windows, Optical cabling, Sprinkler system,

Amenities

Card-entry system, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, In-house café, ATM, Green Environment, Display of company logo, Complete Property Management, Storage rental possibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 3	404 m²	17.5 €/m²/mo - 19.5 €/m²/mo	
Unit 2	To let	Office	Floor 3	637 m²	17.5 €/m²/mo - 19.5 €/m²/mo	
Unit 3	To let	Office	Floor 8	181 m²	17.5 €/m²/mo - 19.5 €/m²/mo	

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Prices do not include VAT.

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