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Erzsébet Office Building - A

1146 Budapest, Erzsébet Királyné útja 1/c.

Datasheet of the property: <https://robertson.hu/en/property/221-erzsebet-office-building-a>

The Elisabeth Office Building is located at the entrance to the M3 motorway, at the corner of Queen Elisabeth Road and Hungária Boulevard. The office building is easily accessible by car and public transport. The Erzsébet Irodaház has a net lettable area of approximately 8,000 m2 and 85 parking spaces are available. The renovation, completed in summer 2015, was designed to create a "green building" in terms of technical content: instead of gas, a VRV air-source heat pump system provides heating and cooling, separate waste collection was introduced and a bicycle storage was also built.



Data			
Location	Non Central Pest	Status	Existing building
Completion year	1960 / Q2	Refurbishment year	2014
Category	A	Number of floors	

Rental fees/prices			
Office	12 €/m ² /mo - 12.5 €/m ² /mo	Office Service Charge	6 €/m ² /mo
Parking rent	100 €/m ² /mo - 100 €/m ² /mo		

Areas			
Available GLA	600 m ²	Number of parking lots	153
Gross Leasable Are (GLA)	8114.00 m ²	Common Area Share (CAR)	9
Office	200 m ² - 600 m ²		


Details of the property	
Access	Metro: M1 Trolley: 70, 74A, Tram: 1, 3, 69 Bus: 25, 225
Green certificate	

Technical specification	Amenities
2-pipe fan-coil system, Own water block, Suspended Ceiling, Bicycle racks, HVAC with heat pump, Fire alarm system,	Card-entry system, In-house property management, Free parking area, 24/7 security service, Reception service, In-house restaurant, Surface parking, Kitchenette, Complete Property Management, Good public transport accessibility,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 4	200 m²	12 €/m²/mo - 12.5 €/m²/mo	
Unit 2	To let	Office	Floor 7	400 m²	12 €/m²/mo - 12.5 €/m²/mo	

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Prices do not include VAT.

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