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Flórián Court

1033 Budapest, Polgár u. 8-10.

Datasheet of the property: <https://robertson.hu/en/property/225-florian-court>

The Flórián Court Office Building and multi-storey car park offers a total of 11,300 m² of A class office space in the centre of Óbuda, on Flórián Square. The office building offers loft style offices on 5 floors. The building's original clinker brick façade, the vaulted interior roof structure of the office spaces and the generous ceiling height give the offices a special atmosphere, providing an ideal working environment for a pleasant and undisturbed work.

The office space can be flexibly adapted to the needs and requirements of the tenants. The office building's facilities include a car park with 233 parking spaces, a restaurant and café area with a garden terrace, and a landscaped courtyard of approximately 2,000 m². The office building is easily accessible by car, public transport and bicycle.



Data			
Location	North Buda	Status	Existing building
Completion year	2008 / Q1	Refurbishment year	
Category	A	Number of floors	4

Rental fees/prices			
Office	13.5 €/m ² /mo - 17 €/m ² /mo	Office Service Charge	2400 Ft/m ² /mo
Parking rent	82 €/m ² /mo - 170 €/m ² /mo	Min. term of lease	3

Areas			
Available GLA	337 m ²	Number of parking lots	240
Gross Leasable Are (GLA)	11300.00 m ²	Common Area Share (CAR)	6
Office	58 m ² - 337 m ²		

Details of the property	
Access	Bus: 6, 18, 34, 37, 42, 86, 106, 137 Tram: 1, 1A Suburban Railway
Green certificate	

Technical specification	Amenities
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2-pipe fan-coil system, Air conditioning, Fire alarm system, Fresh air supply, Openable windows, Sprinkler system, Easily accessible building, Suspended Ceiling, BMS (Building Management System), High quality fit-out, Underground garage, Big ceiling height (3 m), Own water block,

Card-entry system, Free parking area, Inner garden, 24/7 security service, Post office close to the building, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, In-house café, Terrace, ATM, Display of company logo, Complete Property Management,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building A - Unit 1	To let	Office	Mezzanine	279 m ²	13.5 €/m ² /mo - 17 €/m ² /mo	
Building A - Unit 2	To let	Office	Floor 2	58 m ²	13.97 €/m ² /mo - 13.97 €/m ² /mo	

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