



Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Nagy Patricia
Phone: +36 20 314 5821
Email: patricia.nagy@robertson.hu



Városligeti Faszor 38.

1068 Budapest, Városligeti Faszor 38.

Datasheet of the property: <https://robertson.hu/en/property/25-varosligeti-faszor-38>

The VF38 Office Building is located in the heart of Budapest, on the Városligeti Faszor. The impressive villa building was renovated in 2017, creating 1225 m2 of office space for rent. This listed building provides potential tenants with comfortable, efficient and modern office space. The office space is suitable for both traditional cellular and open-office single-space layouts. The VF38 Office Building is located in the 6th district, in the Diplomatic Quarter, a few steps from Andrassy Street. Cycle storage and cycling infrastructure in the vicinity of the office building make it easy for cyclists to reach the VF38 Office Building.



Data

Location	Central Pest	Status	Existing building
Completion year	2017 / Q4	Refurbishment year	
Category	A	Number of floors	3

Rental fees/prices

Office	20 €/m ² /mo - 22 €/m ² /mo	Office Service Charge	6 €/m ² /mo
Parking rent	160 €/m ² /mo - 160 €/m ² /mo		

Technical specification

4-pipe fan-coil system, Bicycle racks, Double electric feed, Fire alarm system, High speed/freight elevator, Optical cabling, Shower room,

Areas

Available GLA	1225.41 m ²	Number of parking lots	
Gross Leasable Are (GLA)	3109.00 m ²	Common Area Share (CAR)	
Office	605.54 m ² - 1225.41 m ²		

Details of the property

Access	Metro: M1 Bus: 30 Trolley: 75, 70, 79
Green certificate	

Amenities

Inner garden, 24/7 security service, Post office close to the building, Reception service, Kitchenette,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Mezzanine	619.87 m ²	20 €/m ² /mo - 22 €/m ² /mo	
Unit 2	To let	Office	Floor 1	605.54 m ²	20 €/m ² /mo - 22 €/m ² /mo	

Confidentiality
The information within this introduction is confidential. The information cannot be fully or partly reproduced, used or passed to anyone without the prior written approval of Robertson Hungary Kft. Neither this brochure, nor any of the details contained herein constitute part of a formal offer and all data should be considered for purposes of information only. Robertson Hungary is not responsible for any loss, material or otherwise, resulting from use of this information.
Prices do not include VAT.

An alliance member of

 **BNP PARIBAS
REAL ESTATE**

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