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# BakerStreet I.

## 1116 Budapest, Hengermalom 18-20

Datasheet of the property: <https://robertson.hu/en/property/28-bakerstreet-i>

BakerStreet is a 17,000 m2 "A+" class office building in the heart of South Buda, with environmentally conscious solutions, high quality materials and outstanding architectural technology. The 8-storey office building, with a 4-storey underground car park, terraces and internal gardens, is the fourth project of Belgian Atenor in Budapest.

The building has a BREEAM Excellent green rating, but in addition to environmental awareness, accessibility will also play an important role, guaranteed by the Access4You certification, with all special needs in mind. The BakerStreet project places a high priority on improving the quality of life of its employees, thanks to the spacious, contiguous spaces, the abundance of natural light and the large internal garden. In addition, bike storage, changing rooms and ground floor amenities will fully meet the needs of the office building's future tenants.



Data			
Location	South Buda	Status	Existing building
Completion year	2024 / Q2	Refurbishment year	
Category	A+	Number of floors	8

Rental fees/prices			
Retail	20 €/m <sup>2</sup> /mo - 20 €/m <sup>2</sup> /mo	Office Service Charge	1800 Ft/m <sup>2</sup> /mo
Storage Service Charge	8 €/m <sup>2</sup> /mo	Parking rent	120 €/m <sup>2</sup> /mo - 120 €/m <sup>2</sup> /mo

Areas			
Available GLA	450 m <sup>2</sup>	Number of parking lots	
Gross Leasable Are (GLA)	17000.00 m <sup>2</sup>	Common Area Share (CAR)	7.82
Retail	450 m <sup>2</sup> - 450 m <sup>2</sup>		

Details of the property	
Access	Tram: 1, 17,19,41-46,47, 48, 55 Bus: 103, 91, 33 Metro: M4
Green certificate	BREEAM Excellent

Technical specification	Amenities
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Chilled beam, Diesel generator, Elevators, Fresh air supply, Openable windows, Radiators, Raised floor, Suspended Ceiling, Underground garage, Bicycle racks, Changing Rooms, Shower room,

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Selective waste collection, Kitchenette, Terrace, Green Environment,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	450 m²	20 €/m²/mo - 20 €/m²/mo	under negotiation

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