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# Szépvolgyi Office Park - Montevideo st. 9.

1037 Budapest, Montevideó utca 9.

Datasheet of the property: <https://robertson.hu/en/property/290-szepvolgyi-office-park-montevideo-st-9>

The Szépvolgyi Office Park is located in the heart of the 3rd district, at the foot of the Rózsadomb, on an area of almost 6 hectares, which allows to provide office space for prospective and existing tenants in an elegant environment with large green areas.

The flexible office space can be divided and configured to meet the highest demands. The offices are designed and renovated according to the needs of the tenants. The low buildings of the park provide a bright, green and quiet environment for employees. The convenience of our tenants is ensured by the many services - restaurants, bank branch, fitness room, car wash - located in the Office Park. The location of the Office Park makes it easily accessible by car and a wide range of public transport.



Data			
<b>Location</b>	North Buda	<b>Status</b>	Existing building
<b>Completion year</b>	2006 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	A	<b>Number of floors</b>	4

Rental fees/prices			
<b>Office</b>	13 €/m <sup>2</sup> /mo - 13 €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	4.15 €/m <sup>2</sup> /mo
<b>Parking rent</b>	50 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	1578 m <sup>2</sup>	<b>Number of parking lots</b>	
<b>Gross Leasable Are (GLA)</b>	10500.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	6
<b>Office</b>	168 m <sup>2</sup> - 1578 m <sup>2</sup>		

Details of the property	
<b>Access</b>	Bus: 29, 65, 65A, 111, 165
<b>Green certificate</b>	BREEAM-in-Use-Very Good

Technical specification

4-pipe fan-coil system, Suspended Ceiling, Bicycle racks, Fire alarm system, Openable windows, Optical cabling, Raised floor,

Amenities

In-house property management, Free parking area, 24/7 security service, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, In-house café, ATM, Car Wash, Green Environment, Display of company logo, Storage rental possibility,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Office	Floor 0	168 m²	13 €/m²/mo - 13 €/m²/mo	
Unit 2	To let	Office	Floor 0	335 m²	13 €/m²/mo - 13 €/m²/mo	
Unit 3	To let	Office	Floor 1	1075 m²	13 €/m²/mo - 13 €/m²/mo	

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