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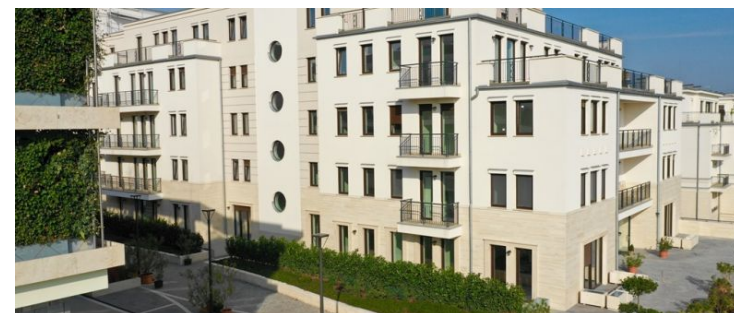
Tópark Offices

2051 Biatorbágy, Sasbérc u. 1.

Datasheet of the property: <https://robertson.hu/en/property/412-topark-offices>

Tópark offers customizable spaces in five A+ category office buildings, from 250 m2 on one level to up to 4,600 m2 in a contiguous area, on a total of 55,000 m2. In some buildings, a headquarters building with a floor area of up to 11,000 m2 can be realized. Impressive curtain walls provide a large amount of natural light and quality working conditions for the employees here.

Tópark Offices, beautiful, but a few minutes from our capital, which is overloaded in many ways, in a healthy, inspiring environment with good infrastructure, offers excellent solutions to all those who need A+ quality office spaces that can be tailored to the needs of tenants, business premises of various sizes with huge portal windows, or they are looking for quality homes in well-kept, landscaped surroundings at all times of the year.



Data			
Location	Periphery	Status	Existing building
Completion year	2019 /	Refurbishment year	
Category	A+	Number of floors	4

Rental fees/prices			
Office	8 €/m ² /mo - 15 €/m ² /mo	Retail	8 €/m ² /mo - 15 €/m ² /mo
Office Service Charge	4.5 €/m ² /mo	Parking rent	40 €/m ² /mo - 75 €/m ² /mo

Areas			
Available GLA	40840.06 m ²	Number of parking lots	2500
Gross Leasable Are (GLA)	70000.00 m ²	Common Area Share (CAR)	6.9
Office	1383.88 m ² - 32706.31 m ²	Retail	198.67 m ² - 8133.75 m ²

Details of the property	
Access	Metro: M4 Bus: 764
Green certificate	LEED Gold

Technical specification	Amenities
4-pipe fan-coil system, Double electric feed, Elevators, Fresh air supply, Openable windows, Raised floor, Suspended Ceiling, Bicycle racks, Underground garage, Changing Rooms, BMS (Building Management System), Air conditioning, High speed/freight elevator, Optical cabling, Sprinkler system, Server room, Fire alarm system, Shower room,	Card-entry system, Inner garden, 24/7 security service, Post office close to the building, Pets allowed, CCTV camera system, Reception service, Visitor parking, Fitness/gym, In-house restaurant, Surface parking, In-house café, Terrace, ATM, Conference room for rent, Green Environment, E-car charger, Display of company logo,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1 - Bldg. B	To let	Retail	Floor 0	2136.83 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 2 - Bldg. B	To let	Office	Floor 1	1881.38 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 3 - Bldg. B	To let	Office	Floor 2	2409.9 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 4 - Bldg. B	To let	Office	Floor 3	2492.03 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 5 - Bldg. B	To let	Office	Floor 4	2386.61 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 6 - Bldg. G	To let	Retail	Floor 0	198.67 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 7 - Bldg. G	To let	Office	Floor 2	1383.88 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 8 - Bldg. G	To let	Office	Floor 3	1421.98 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 9 - Bldg. G	To let	Office	Floor 4	1424.39 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 10 - Bldg. F	To let	Retail	Floor 0	3162.1 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 11 - Bldg. F	To let	Office	Floor 1	3092.62 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 12 - Bldg. F	To let	Office	Floor 2	2581.63 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 13 - Bldg. F	To let	Office	Floor 3	2430.91 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 14 - Bldg. F	To let	Office	Floor 4	2073.86 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 15 - Bldg. I	To let	Retail	Floor 0	2636.15 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 16 - Bldg. I	To let	Office	Floor 1	1519.05 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 17 - Bldg. I	To let	Office	Floor 2	2679.98 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 18 - Bldg. I	To let	Office	Floor 3	2698.16 m ²	8 €/m ² /mo - 15 €/m ² /mo	
Unit 19 - Bldg. I	To let	Office	Floor 4	2229.93 m ²	8 €/m ² /mo - 15 €/m ² /mo	

