



<b>Szapáry Zsolt</b> Phone: +36 30 377 4913 Email: <a href="mailto:zsolt.szapary@robertson.hu">zsolt.szapary@robertson.hu</a>	<b>Szőke Viktória</b> Phone: +36 30 330 0733 Email: <a href="mailto:viktoria.szoke@robertson.hu">viktoria.szoke@robertson.hu</a>
<b>Herédi Gábor</b> Phone: +36 30 377 4914 Email: <a href="mailto:gabor.heredi@robertson.hu">gabor.heredi@robertson.hu</a>	<b>Nagy Patricia</b> Phone: +36 20 314 5821 Email: <a href="mailto:patricia.nagy@robertson.hu">patricia.nagy@robertson.hu</a>



# Buda Office - Zsolt Udvar A

## 1016 Budapest, Mészáros u. 58/b

Datasheet of the property: <https://robertson.hu/en/property/425-buda-office-zsolt-udvar-a>

The Zsolt Udvar Office Building offers modern "A" class offices for rent in the elegant, central part of Buda, close to Hegyalja út and the Southern Railway Station. The Budapest office building is suitable for the most modern office tasks. The buildings of Zsolt Udvar Irodaház are constructed of durable, traditional materials. The use of noble and natural materials means a qualitatively more pleasant working environment for office tenants. The natural environment is enhanced by the park surrounding the building. The upper floors of the Zsolt Courtyard Office Building can be arranged either as traditional partitioned or open-plan offices, with flexibility in the internal computer and electronic network of the office building. Underneath the office building is a two-level underground garage with separate access for 56 cars. On the ground floor of both office buildings, there is an elegant and spacious reception area, a customer service area and several separate commercial premises.



Data			
<b>Location</b>	Central Buda	<b>Status</b>	Existing building
<b>Completion year</b>	1999 / Q1	<b>Refurbishment year</b>	
<b>Category</b>	B	<b>Number of floors</b>	
Rental fees/prices			
<b>Retail</b>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /mo	<b>Office Service Charge</b>	3.5 €/m <sup>2</sup> /mo
<b>Parking rent</b>	90 €/m <sup>2</sup> /mo - 90 €/m <sup>2</sup> /mo		

Areas			
<b>Available GLA</b>	80 m <sup>2</sup>	<b>Number of parking lots</b>	70
<b>Gross Leasable Are (GLA)</b>	3156.00 m <sup>2</sup>	<b>Common Area Share (CAR)</b>	6
<b>Retail</b>	80 m <sup>2</sup> - 80 m <sup>2</sup>		
Details of the property			
<b>Access</b>	Tram: 61 Bus: 178, 8, 112, 239		
<b>Green certificate</b>			

Technical specification	Amenities
-------------------------	-----------

4-pipe fan-coil system, Bicycle racks, Fire alarm system, Openable windows,

24/7 security service, Reception service, In-house restaurant,

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	80 m <sup>2</sup>	€/m <sup>2</sup> /mo - €/m <sup>2</sup> /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