



Szapáry Zsolt Phone: +36 30 377 4913 Email: zsolt.szapary@robertson.hu	Szóke Viktória Phone: +36 30 330 0733 Email: viktoria.szoke@robertson.hu
Herédi Gábor Phone: +36 30 377 4914 Email: gabor.heredi@robertson.hu	Nagy Patricia Phone: +36 20 314 5821 Email: patricia.nagy@robertson.hu



Office Campus II.

1097 Budapest, Gubacsi u. 6/b.

Datasheet of the property: <https://robertson.hu/en/property/460-office-campus-ii>

Office Campus Budapest is a unique concept of a first-class business park in a central location near Hungária Boulevard and Soroksári Road.

Office Campus Budapest is ideal for both small and large companies looking for office/service space. The Office Campus Budapest also includes servicing, storage and office areas, making it an ideal location for companies engaged in research and development activities. Smaller areas for logistics purposes have also been created. Offices and a warehouse/service area have been built on the ground floor of the building, while the 1st, 2nd and 3rd floors are exclusively for offices.



Data			
Location	Non Central Pest	Status	Existing building
Completion year	/ Q1	Refurbishment year	
Category	A	Number of floors	

Rental fees/prices			
Office	12 €/m ² /mo - 13 €/m ² /mo	Warehouse	6.5 €/m ² /mo - 7 €/m ² /mo
Office Service Charge	1200 Ft/m ² /mo	Parking rent	50 €/m ² /mo - 50 €/m ² /mo
Min. term of lease	5		

Areas			
Available GLA	1302 m ²	Number of parking lots	
Gross Leasable Are (GLA)	12000.00 m ²	Common Area Share (CAR)	6
Office	193 m ² - 505 m ²	Warehouse	797 m ² - 797 m ²

Details of the property	
Access	Tram: 1, 2, 21, 21A, 24, 51 Bus: 23, 23E, 54, 55, 923 Suburban Railway: H6 M3 metro shuttle bus service
Green certificate	

Technical specification	Amenities
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4-pipe fan-coil system, Bicycle racks, Elevators, Fresh air supply, Openable windows, Raised floor, Sprinkler system, Suspended Ceiling,

Card-entry system, Inner garden, 24/7 security service, CCTV camera system, Reception service, Visitor parking, In-house restaurant, Surface parking, Conference room for rent, Green Environment,

			Available units			
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Building A - Unit 1	To let	Warehouse	Floor 0	797 m ²	6.5 €/m ² /mo - 7 €/m ² /mo	
Building A - Unit 2	To let	Office	Floor 0	312 m ²	12 €/m ² /mo - 13 €/m ² /mo	
Building A - Unit 3	To let	Office	Floor 2	193 m ²	12 €/m ² /mo - 13 €/m ² /mo	

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 Prices do not include VAT.



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