

Szapáry Zsolt
Phone: +36 30 377 4913
Email: zsolt.szapary@robertson.hu

Szöke 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

Róna Office Center / Sinai Holding Hungary Office Building

1149 Budapest, Angol u.38.

Datasheet of the property:

<https://robertson.hu/en/property/466-rona-office-center-sinai-holding-hungary-office-building>

The building is located in Zugló, in the XIV district, in a mixed industrial/residential zone. It has a floor area of 886 m² and was built in an L-shape on the corner of Szugló Street and Angol Street in the early 1980s. The building has 2 passenger lifts between the basement and the fourth floor, and a freight lift between the basement and the ground floor for tenants on request.

The 4-storey office building offers category B offices on five floors. The ground floor has a cafeteria and a self-service restaurant, while the basement offers 10-140 m² of storage space.



Data

Location	Non Central Pest	Status	Existing building
Completion year	1980 / Q1	Refurbishment year	2007
Category	B	Number of floors	4

Areas

Available GLA	2500 m ²	Number of parking lots	
Gross Leasable Are (GLA)	3581.00 m ²	Common Area Share (CAR)	
Office	58 m ² - 2016 m ²	Storage	167 m ² - 167 m ²
Retail	66 m ² - 317 m ²		

Rental fees/prices			
Office	5.5 €/m²/mo - 7.5 €/m²/mo	Storage	2.9 €/m²/mo - 2.9 €/m²/mo
Retail	5 €/m²/mo - 6.9 €/m²/mo	Office Service Charge	6.4 €/m²/mo
Parking rent	60 €/m²/mo - 60 €/m²/mo		
Technical specification			
Bicycle racks, Elevators, Openable windows,			

Details of the property	
Access	Tram: 3, 62, 62A Trolley: 82 Bus: 32
Green certificate	
Amenities	
Free parking area, Inner garden, 24/7 security service, Reception service, Visitor parking, In-house restaurant, Surface parking, In-house café,	

Available units						
Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Storage	Basement	167 m ²	2.9 €/m ² /mo - 2.9 €/m ² /mo	
Unit 2	To let	Retail	Floor 0	251 m ²	6.9 €/m ² /mo - 6.9 €/m ² /mo	
Unit 3	To let	Retail	Floor 0	66 m ²	5 €/m ² /mo - 5 €/m ² /mo	
Unit 4	To let	Office	Floor 0	58 m ²	5.5 €/m ² /mo - 7.5 €/m ² /mo	
Unit 5	To let	Office	Floor 1	407 m ²	5.5 €/m ² /mo - 7.5 €/m ² /mo	
Unit 6	To let	Office	Floor 2	560 m ²	5.5 €/m ² /mo - 7.5 €/m ² /mo	
Unit 7	To let	Office	Floor 3	387 m ²	5.5 €/m ² /mo - 7.5 €/m ² /mo	
Unit 8	To let	Office	Floor 4	604 m ²	5.5 €/m ² /mo - 7.5 €/m ² /mo	

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