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BakerStreet II.

1116 Budapest, Hengermalom 18-20

Datasheet of the property: <https://robertson.hu/en/property/498-bakerstreet-ii>

BakerStreet II. is a 17,000 m2 "A+" class office building in the heart of South Buda, with environmentally conscious solutions, high quality materials and outstanding architectural technology. The 8-storey office building, with a 4-storey underground car park, terraces and internal gardens, is the project of Belgian Atenor in Budapest.

The building has a BREEAM Excellent green rating, but in addition to environmental awareness, accessibility will also play an important role, guaranteed by the Access4You certification, with all special needs in mind. The BakerStreet project places a high priority on improving the quality of life of its employees, thanks to the spacious, contiguous spaces, the abundance of natural light and the large internal garden. In addition, bike storage, changing rooms and ground floor amenities will fully meet the needs of the office building's future tenants.



Data			
Location	South Buda	Status	Under construction
Completion year	2025 / Q4	Refurbishment year	
Category	A+	Number of floors	8

Areas			
Available GLA	24438 m ²	Number of parking lots	
Gross Leasable Are (GLA)	25000.00 m ²	Common Area Share (CAR)	7.82
Office	1010 m ² - 22370 m ²	Retail	2068 m ² - 2068 m ²

Rental fees/prices

Office	17 €/m ² /mo - 19 €/m ² /mo	Retail	20 €/m ² /mo - 20 €/m ² /mo
Office Service Charge	1800 Ft/m ² /mo	Storage Service Charge	8 €/m ² /mo
Parking rent	120 €/m ² /mo - 120 €/m ² /mo		

Details of the property

Access
Tram: 1, 17,19,41-46,47, 48, 55
Bus: 103, 91, 33
Metro: M4

Green certificate BREEAM Excellent

Technical specification

Suspended Ceiling, Raised floor, Bicycle racks, Diesel generator, Fresh air supply, Chilled beam, Elevators, Underground garage, Openable windows, Changing Rooms, Radiators, Shower room,

Amenities

Card-entry system, Inner garden, Meeting room for rent, 24/7 security service, CCTV camera system, Reception service, Fitness/gym, Selective waste collection, Kitchenette, Terrace, Green Environment,

Available units

Name	Type of disposal	Unit type	Floor	Size	Rent	Availability
Unit 1	To let	Retail	Floor 0	2068 m ²	20 €/m ² /mo - 20 €/m ² /mo	
Unit 2	To let	Office	Floor 1	3729 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 3	To let	Office	Floor 2	3728 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 4	To let	Office	Floor 3	3402 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 5	To let	Office	Floor 4	3402 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 6	To let	Office	Floor 5	3085 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 7	To let	Office	Floor 6	2007 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 8	To let	Office	Floor 7	2007 m ²	17 €/m ² /mo - 19 €/m ² /mo	
Unit 9	To let	Office	Floor 8	1010 m ²	17 €/m ² /mo - 19 €/m ² /mo	

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Prices do not include VAT.

