

# IP West

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## Description

IP West is a modern A-class office building that meets international standards. The first two phases 15 800 sqm office area and 340 parking space, the new phases offer approximately 14 200 sqm and close to 500 parking spaces.

IP West offers exceptionally efficient, flexible layout options and provides office spaces with plenty of natural light with high quality technical standards, which matches the unique architectural design. The internal gardens to be built in each phase, the cafeteria and restaurant offer further relaxation opportunities in the natural environment. IP West office building is located at the foot of

1117 Budapest, Budafoki út 91-93.

Office Rental Fee (m<sup>2</sup> / month)

**13.5 - 15 €/m<sup>2</sup> + VAT**

Service Charge: HUF 1,550/m<sup>2</sup>/month + VAT

Available Office Space :

**475 m<sup>2</sup>**

Min. Office Space for Rent: 70 m<sup>2</sup>

1117 Budapest, Budafoki út 91-93.

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Service Charge: HUF 1,550/m<sup>2</sup>/month + VAT

Available Office Space:

**Rented**

### From Owner



**Szalma Péter**

CA IMMO Real Estate Management Hungary Kft.

+36 20 597 7078

+36 1 501 2818

+36 1 501 2800



[Mail me](#)



**Kelecsényi Dóra**

CA IMMO Real Estate Management Hungary Kft.

+36 1 501 2817

+36 70 398 5581

+36 1 501 2800



[Mail me](#)

[All office buildings of this Owner](#)

Lágymányosi bridge on the Buda side, in the 11th district, at the crossing of Budafoki str., Dombóvári str. and Prielle Kornélia street neighboring Budapest's fastest developing innovation and research area and university campus. The building offers beautiful views of the Buda hills and Gellért hill, the Danube riverbank and of the Cultural Quarter including the National Theater.

### From Agent



**Cushman &  
Wakefield Kft.**

+36 1 268 1288



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## Spatial Data

**Office Building Category:** A category

**Location:** Lagymányosi bridge Buda side

**Building Status:** Exist

**Office Space in Total :** 30000 m<sup>2</sup>

**Available Office Space :** 475 m<sup>2</sup>

**Rentable Offices :** 69 m<sup>2</sup>, 406 m<sup>2</sup>, 358 m<sup>2</sup>

[Open Per-Level Office Space »](#)

**Min. Office Space for Rent :** 70 m<sup>2</sup>

**Add-on Factor:** 2 %

**Occupancy Rate:** 98%

## Financial Information

**Office Rental Fee:** 13.5 - 15 €/m<sup>2</sup>/month + VAT

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**Service Charge:** HUF 1,550/m<sup>2</sup>/month + VAT

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**Min. Rental Period:** 60 month

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**Financial Guarantee:** -

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[Rent Calculator »](#)

## Parking

Type of Parking	Spaces	Parking Fee
Surface Parking	-	-
Underground	841 slots	€120

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## Additional Info

**Year of Construction:** January 1, 2006

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**Year of Renovation:** -

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**Tenants:** British Telekom, Transcom, Siemens

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## Services

- ✓ Bike parking place
- ✓ Parking for guests
- ✓ Public Parking
- ✓ Cafe
- ✓ Parking nearby
- ✓ Public transport
- ✓ Canteen
- ✓ Retail Gallery
- ✓ Car wash
- ✓ Storage space in garage

## Specifications

### Technical details

- ✓ Sound-proof
- ✓ Building Management System (BMS)
- ✓ Attractive design of common areas
- ✓ Closed Circuit Television (CCTV)
- ✓ Social rooms
- ✓ Storage areas on the underground level
- ✓ Suspended ceiling
- ✓ HVAC
- ✓ Carpeting
- ✓ Switchboard
- ✓ Server room
- ✓ Access control
- ✓ Wall partitioning
- ✓ High quality finishes
- ✓ Air-conditioning system
- ✓ Raised floors

### Meters

- ✓ Individual energy consumption meters

### Windows

- ✓ Uniform windows blinds
- ✓ Openable windows

### Building provided services

- ✓ Security
- ✓ Snow removal
- ✓ 24-hour security
- ✓ Cleaning windows on the outside
- ✓ Gardening services
- ✓ Lift maintenance
- ✓ Fully equipped kitchen annexes
- ✓ Reception desk

### Lift

- ✓ Lift