

2040 Budaörs, Raktár utca 1, Budapest,, Hungary



Description

Budaörs Business Park comprises of one plot of land with a total area of 33,670 sqm. The facility comprises of 8 distinct units originally constructed between the 1950's and 1970's.

The facility offers 10,900 sqm warehouse area including 6,000 sq m of newly refurbished (in 2008) units (new industrial floor, modern social blocks, refurbished facade and roof), suitable for manufacturing, assembly work and warehousing.

The inner heights varies from 3,8m (in the assembly halls) to 5m (in the cold warehouse units).

The detached office building on the site offers 300 sq m office accommodation.

Location

Budaörs Business Park is located in Budaörs, a satellite town of the capital city Budapest, with a population of approximately 27,600 people. In recent years Budaörs has firmly established itself as a strong commercial and retail area with international retailers occupying large scale of retain warehouses. However due to Budaörs excellent links with Hungary's country wide road network, the area together with the neighbouring city of Törökbálint have attracted several local and international warehousing and industrial developments.

Accessibility of the facility by car or public transport is excellent, due that the commercial area of Budaörs has been developed along the M1 / M7 motorway. Also the site is easily available from M0 motorway, or approachable by local bus lines and Budaörs train station that is opposite the facility.

Key Information

Ownership	CEIF
Area	33,670 sqm
Net Lettable Area	Office: 300sqm Other: 12,599sqm
Car Spaces	33
Occupancy as at 31/03/2010	60%
No. Of Tenants	10

Contact Details

Ferenc Trexler
 + 36 1 766 5479
ferenc.trexler@valad.hu

Disclaimer - No information contained in this document should be construed as advice, a recommendation, an offer for the sale of financial products in the Valad Property Group (VPG) or any other entity. None of the information contained in this document should be relied on or construed as financial product advice. VPG and its related entities do not make any representations or give any warranties that the information set out in this document is or will remain accurate or complete at all times and they disclaim all liability for harm, loss, costs, or damage which arises in connection with any use or reliance on the information.