



## Office To Let, Budapest

Freedom palace located at Szabadság Square 14 was built in 1901, as a neo-baroque private mansion for the Dungyerszky family, based on the plans of architect Artúr Meinig who also designed the Adria Palace at Szabadság Square 16.

The building was fully renovated in 2010 and kept its classical appearance while two additional floors were created and a new glass roof structure replicating the historical roof shape was installed in addition to a flat roof terrace.

Excellent visibility and prime surroundings with one of the most prestigious addresses in town, a bloc away from the parliament house.

The building has the extra exclusive benefit of a roof terrace; a rare treat in the historic city centre.

Easy accessibility by car and public transport (metro lines M2 and M3) with adequate parking provision available in the underground Lipot Garage below the square.

The immediate area is rich in amenities including restaurants, cafes and convenience stores.

### Get more information

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#### **Zalán Besztercei-Becski**

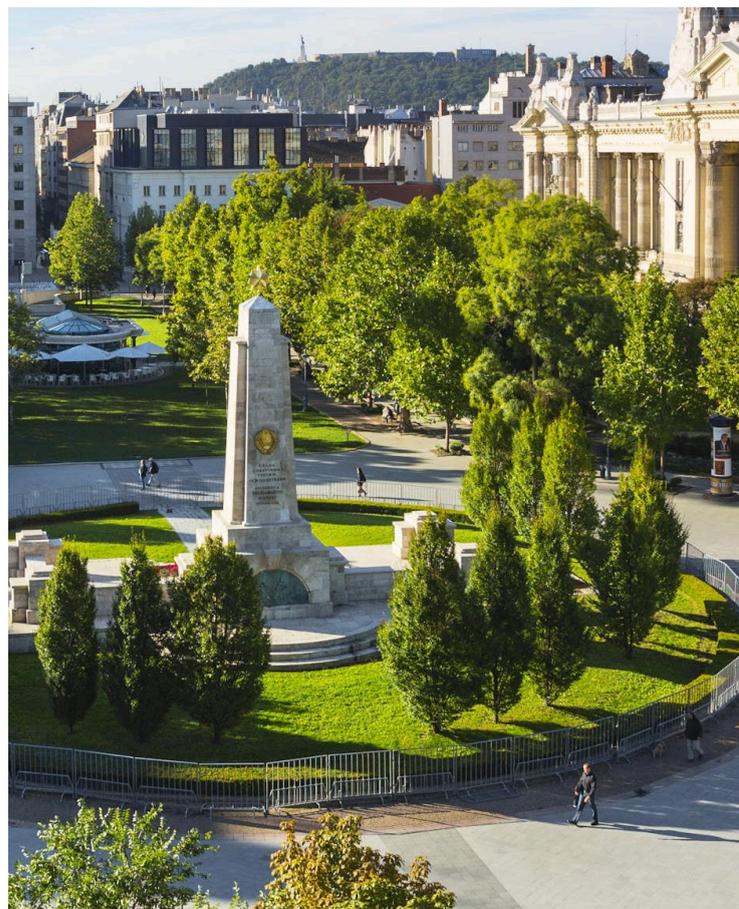
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### Offering Summary

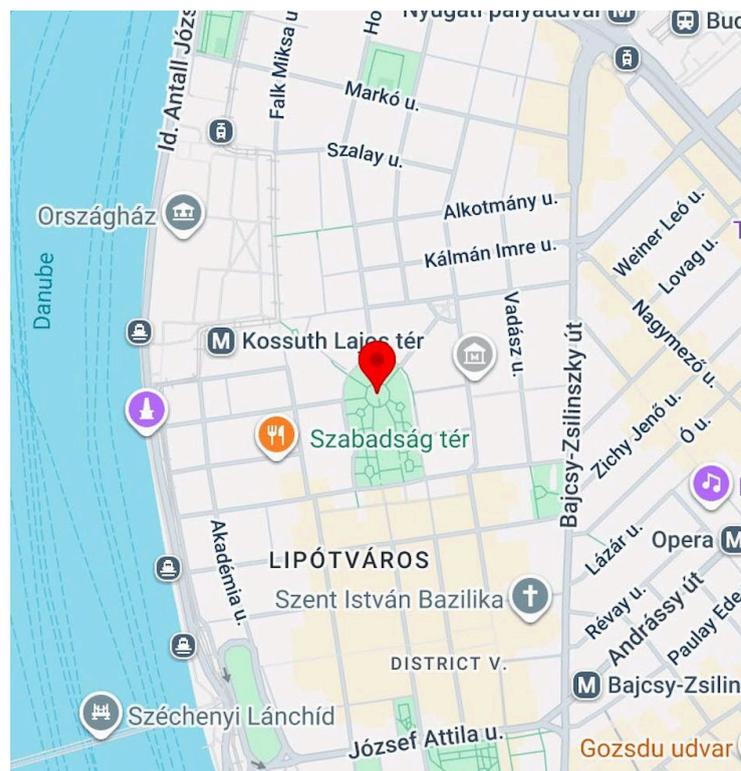
Building size	6,400 sq m
Delivery date	2010
Refurbishment	
Category	A
Floors	6
Common area ratio	16%
Minimum leasable area	77 sq m
Lease rate	€15 - €25 per sq m
Service charge	€8 per sq m
Parking spaces	
Parking headline rent	



### Available Spaces

Sqm	Availability
322	Available
190	Under Offer
77	Available
620	Available
650	Under Offer
926	Available

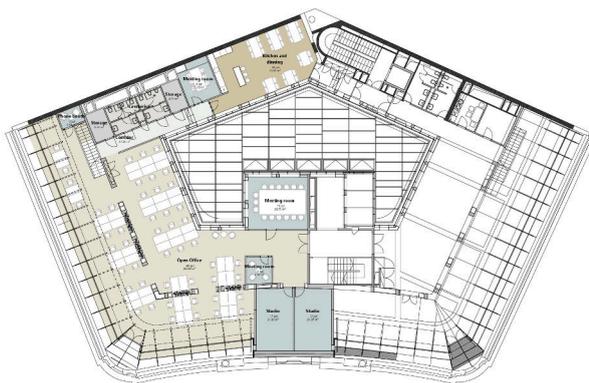
### Location and Access



Metro: M2, M3. Tram: 2. Trolleybus: 70, 73, 78. Bus: 9, 15, 115.



**Floor Plan**



Client:  
Avison Young  
Boulevard Palace 2, 3 & 4 Floor, 5th Floor

Tenant:  
Confidential  
Local Client

Architect:  
Andrew Bakley  
andersonbakley.com

Sheet Name:  
Freedom palace 5th floor

Sheet Code:  
5-200  
@London

Sheet Iss. & Date:  
2024.03.26

Current Revision:  
2024.03.26

**V01**

**Services and amenities**

HVAC - **4-pipe fan coil**

Suspended Ceiling

BREEAM Rating - **Very Good**

Cycle Lockers

Class (Location) - **A**

Class (Technical) - **A**

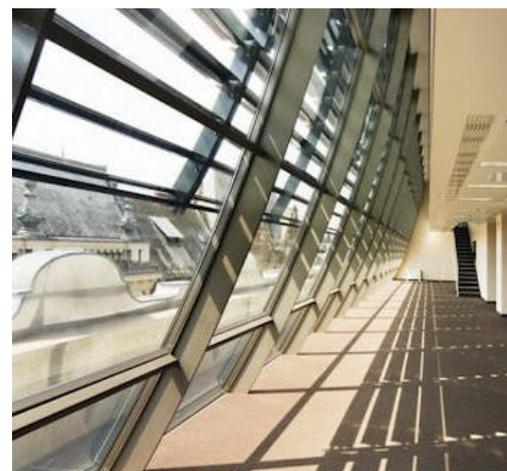
On-site security

Openable windows

Building Reception

Changing facilities

Full Access Raised floors



**Let's talk**

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