



Office To Let, Budapest

Ullmann Palace is located in the heart of Budapest, on the corner of the World Heritage site Andrássy way and Káldy Gyula street. Architect Vilmos Freund designed the classical neo-renaissance building for Sándor Ullmann, lawyer and Member of Parliament, in 1883-84. Since then, it has housed infamous shops and offices, including Miramare, Corvin Café, and Restaurant Lidó. Today the building offers 2000 square meters of first-class offices on the upper floors and luxury retail accommodation on the ground floor, making full use of its imposing stucco ceiling opening onto Andrássy út.

Get more information

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Offering Summary

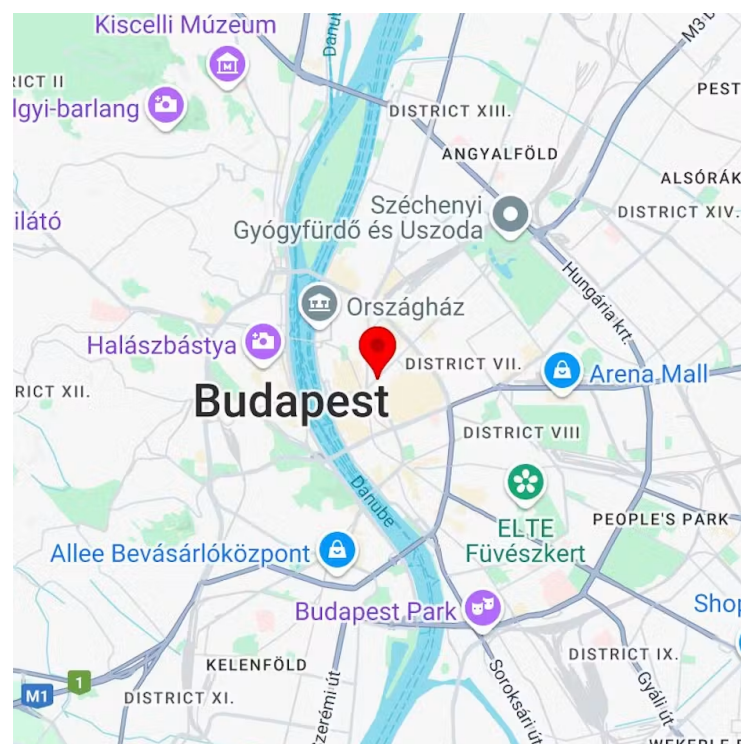
Building size	2,160 sq m
Delivery date	1887
Refurbishment	2025
Category	A
Floors	4
Common area ratio	7.8%
Minimum leasable area	236 sq m
Lease rate	€17 - €23.50 per sq m (per month)
Service charge	€7.41 per sq m (per month)
Parking spaces	
Parking headline rent	

Available Spaces

Floor/Unit	Sqm
Basement	180
Ground	236
1st	331
2nd	330
3rd	334
4th	235



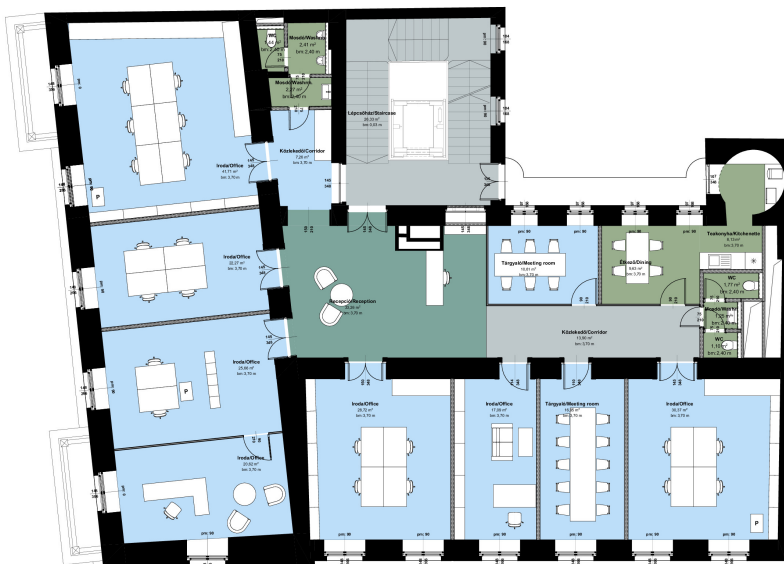
Location and Access



Tram: 47, 48, 49. Trolley bus: 70, 72, 73, 78. Bus: 9, 15, 16, 105, 100, 979E. Metro: M1, M2, M3.



Floor Plan



Services and amenities

HVAC - **VRF**

Suspended Ceiling

BREEAM Rating - **Very Good**

Class (Location) - **A**

Class (Technical) - **A**

On-site security

Building Reception

Air conditioning

Good ceiling height

Minimum clear internal height (m) - **3.5**

Maximum clear internal height (m) - **4**

Passenger Lifts

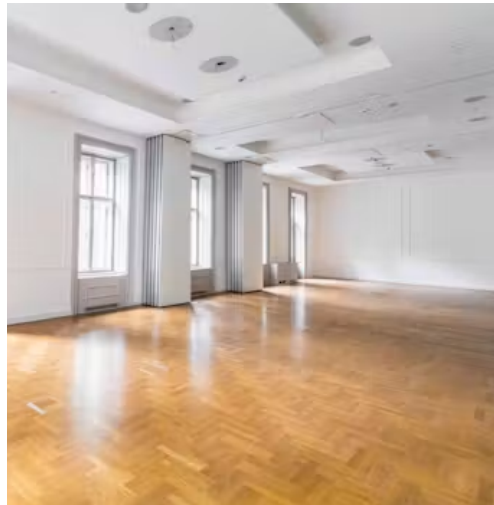
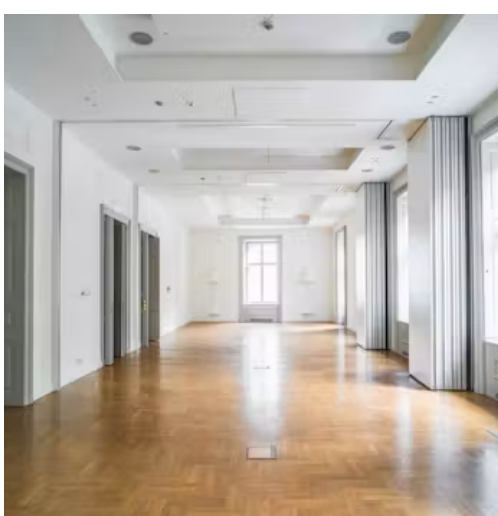
Number of Passenger lifts - **1**

Total Goods Lift Capacity (tonnes) - **0.5**

Floor loading (kN/m2) - **2**

24 hour access

Security description - **24/7**



Let's talk

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