

**Székesfehérvár Belvárosban****720 000 HUF**

Bip-002952. A two-story office and retail building with a total area of 318m<sup>2</sup> on the first floor is available for rent in the center of Székesfehérvár, right next to the historical downtown!

The property is located on Mátyás Király Street, directly behind the Alba Plaza. Due to its central location, it has excellent accessibility and visibility, with significant traffic passing by the building. It is easily accessible by car, public transport, and on foot. There is parking available within the private, enclosed courtyard.

The first-floor area currently consists of 10 independent office rooms, a dining area, and separate male and female restrooms.

Features: ▶ Central, high-traffic location ▶ Modern, well-maintained building ▶ Excellent parking facilities ▶ Central cooling-heating fan coil system

Due to its favorable features, the space is ideal for banking, healthcare, or virtually any other service activity, as well as for classic office use, company headquarters, where proximity to the city center and good parking are important.

Rental fee: First floor: 6 EUR + VAT/m<sup>2</sup>/month + utilities + deposit

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ID number	352864
Type	For rent - Office
Space	318 m <sup>2</sup>
Rooms	10 Rooms
View	Street
Condition	In good condition
Structure	Brick
Heating	Central heating in house
Parking	Self-parking
Year of construction	1990
Inner height	2.8 m

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