

## Székesfehérvár

450 000 000 HUF

Ip-003755. For Sale: Modern Industrial/Commercial Facility in Székesfehérvár, Near the Train Station

This property is easily accessible by car, commercial vehicle, and public transportation, located just 3 km from the city center and the M7 motorway. The building consists of a three-story office building with street frontage and a two-story, multi-section production/warehouse area that can be interconnected.

### Property Details:

Plot size: 2247 m<sup>2</sup>

Total usable building area: 1685 m<sup>2</sup>

Workshop/warehouse/production area (two levels): 1037 m<sup>2</sup>

Office space (three levels): 403 m<sup>2</sup>

Additional areas: 246 m<sup>2</sup>

Features:

Modern appearance, contemporary building (year of construction: 2015)

Bright rooms with large glass surfaces (office building)

Card access control system

Elevator-equipped building

Geothermal ceiling heating and cooling (with fan coil assistance)

Installed solar panel system

Electrical capacity: 3x160 A

Central ventilation system

2 level industrial doors (4m x 4m)

Parking available in front of the building (free) or ...

ID number	391336
Type	For sale - Storage
Space	1 685 m <sup>2</sup>
Rooms	3 Rooms
View	Street
Condition	Novel
Structure	Brick
Heating	Other
Parking	Self-parking
Year of construction	2015
Orientation	West



**Gombár János**

**+36-30-338-0198**

[j.gombar@gdn-ingatlan.hu](mailto:j.gombar@gdn-ingatlan.hu)

FOR SALE

