



**EAST
GATE**
BUSINESS PARK

WE GIVE SPACE FOR GROWTH

EAST GATE

BUSINESS PARK

The East Gate Business Park, located in Fót, at the junction of the M3 and M0 motorways, is one of the largest modern business parks in the north-eastern catchment area of the capital. The East Gate Business Park is the only such facility on the Hungarian market to offer modern halls suitable for both warehouse and commercial uses, category A offices or stand-alone office buildings.

The professional team involved in the realisation of the park ensures that even individual demands are always met to the fullest extent. A number of leading Hungarian corporations have established their company headquarters at the East Gate Business Park or lease halls on the compound.

SPECIFICATIONS

- 36 hectares
- 140 000 m² potential of warehouse and office space
- Built-in area: 123 000 m²

MEETS UNIQUE NEEDS, OFFERS COMPLEX SOLUTIONS

- Customised, unique architectural and interior design solutions (built-to-suit) buildings, hall bays
- Providing high quality warehouses servicing logistics and fulfillment functions, as well as commercial, and office spaces on speculative basis
- Variety of building types: hall developments and office solutions serving production-assembly and warehouse logistics functions in one place
- Flexible hall sizes and ceiling height to choose from
- Opportunity to expand
- End-to-end administrative services, dynamic and customer-focused professional team
- Competitive pricing
- Low operating costs



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TECHNICAL SPECIFICATIONS WITHOUT LIMITS

- Modern, high quality buildings
- Coordination starting from the design phase
- Meeting room and community space designed according to needs
- Possibility to display unique company branding
- Loading docks and drive-in gates with hydraulic ramp levellers and scissor lifts
- Dormer-windows with smoke extraction and ventilating functions
- ESFR sprinkler system
- Heating-cooling, optional HVAC system
- High quality insulation (min. 16 degrees provided in warehouses), low utility costs and competitive service charges.

SERVICES

- 24-hour security service
- Modern communication solutions, ISDN
- Facility management system
- Parking for guests
- Safety camera system in the park
- Access control system with licence plate recognition
- Service centre in the East Gate:
 - Full kitchen restaurant with breakfast and lunch services, pre-ordering and delivery options
 - 100 m² external meeting room equipped with conference technology
 - ATM

LOCATION

- At the junction of M3 and M0
- Next to Régi Fóti út
- Direct access to M0 ring road
- Easy access to the city centre, approx. 15 minutes drive
- In the hypermarket region of Fót
- Near to Megyeri Bridge
- Bus stop right at the entrance
- Shuttle bus service



This flyer should not be considered an official offer, its sole purpose is to provide information.

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