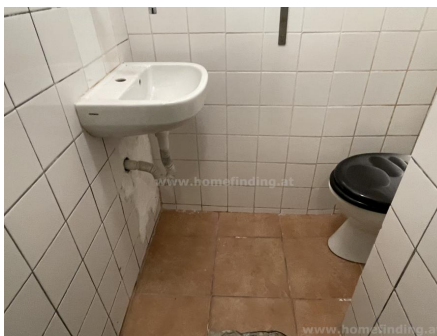


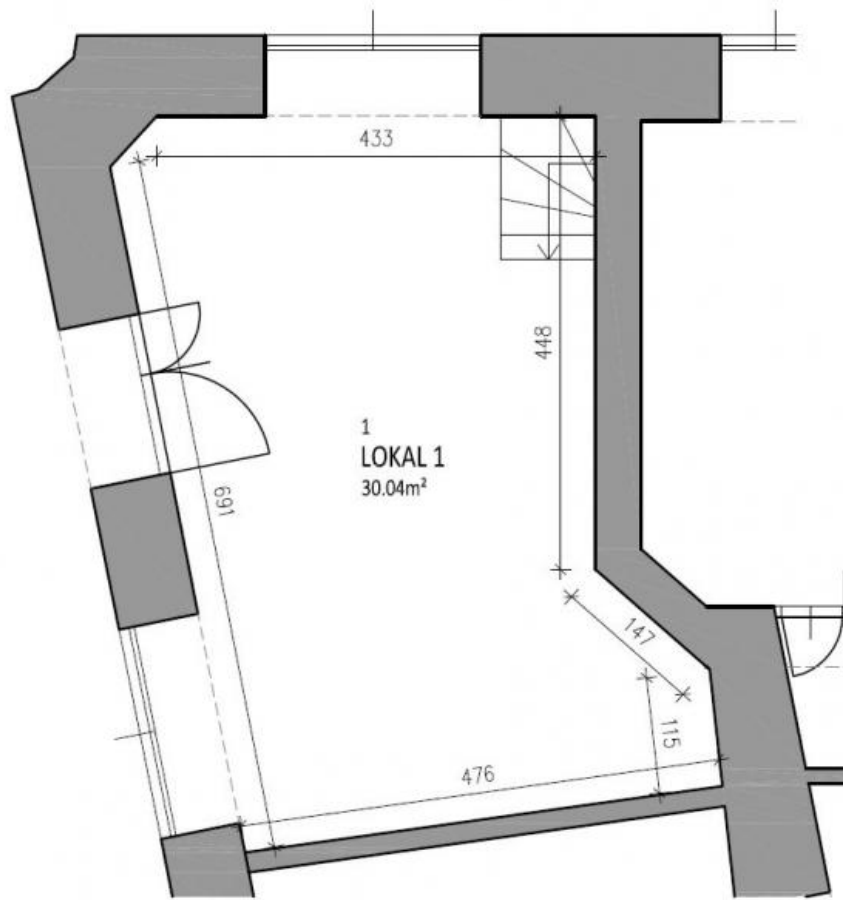
office rooms close to Servitenviertel

📍 1090 Wien, Proximity: Rögergasse, Porzellangasse

€ 2.546,53/month

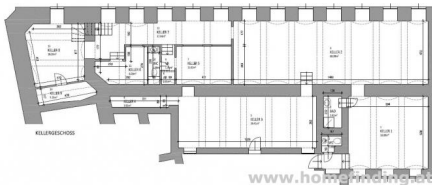


Plans



ERDGESCHOSS

www.homefinding.at



About Property

Nice shops with big storage space in a quiet side street of 9th district, close to Servitenviertel, Rossauer Lände and Porzellangasse.

LOCATION

the site guarantees very good connection to public transport (D, 33, 5, U4)

PROPERTY

The shows following rooms on 2 levels:

>ground floor:

.ca 30m² room

>basement:

.ca 70m² big room with windows

.3 further bigger rooms with windows

.bathroom (shower)

.2 toilets

.3 smaller storage rooms

equipment:

.concret and tiled floors

.gas heating

.connection for kitchen

.tiled bathroom/ toilets

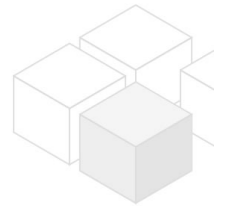
COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 rents

Commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



General

Propertynumber 10970

Property type Büro

Costs

net rent € 1.594,65

gross rent € 1913.58

operating cost € 632.95

total rent € 2.546,53

Keyfacts

Nutzfläche 245.33m²

rooms 5

bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	--
parking	--
kitchen	nein

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	128
HWB Energieklasse	D

Lage

Verkehrsanbindung Nähe	U4, D, 5, 33 Rönergasse, Porzellangasse
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