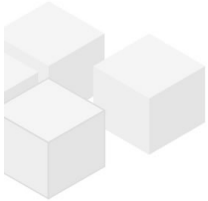


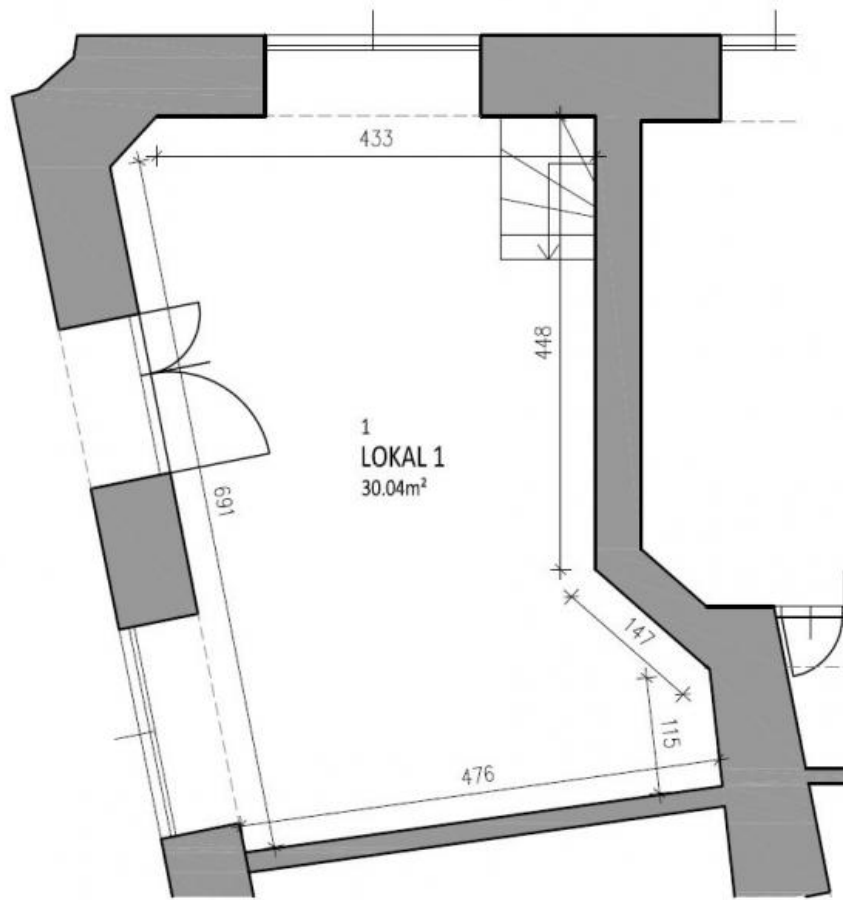
# office rooms close to Servitenviertel

📍 1090 Wien, Proximity: Rögergasse, Porzellangasse

€ 2.546,53/month

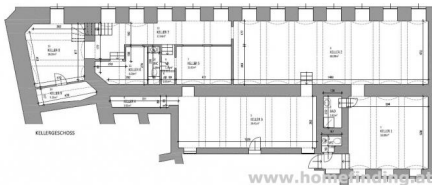


## Plans



ERDGESCHOSS

[www.homefinding.at](http://www.homefinding.at)



## About Property

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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 30m<sup>2</sup> room

>basement:

.ca 70m<sup>2</sup> 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

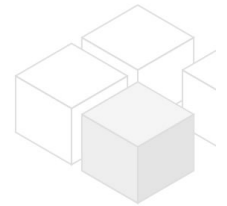
### COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 rents

Commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



## General

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Propertynumber 10970

Property type Büro

## Costs

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net rent € 1.594,65

gross rent € 1913.58

operating cost € 632.95

total rent € 2.546,53

## Keyfacts

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Nutzfläche 245.33m<sup>2</sup>

rooms 5

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

## Furnishing

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

## Energy Performance Certificate

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|                                |     |
|--------------------------------|-----|
| HWB (kwh/m <sup>2</sup> /Jahr) | 128 |
| HWB Energieklasse              | D   |

## Lage

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|                           |  |
|---------------------------|--|
| Verkehrsanbindung<br>Nähe | U4, D, 5, 33<br>Rönergasse, Porzellangasse |
|---------------------------|--|

