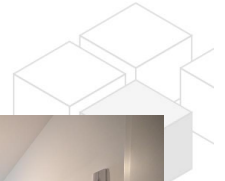


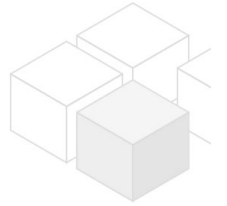
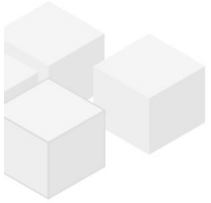
# office room/ shop in a traditional Viennese building

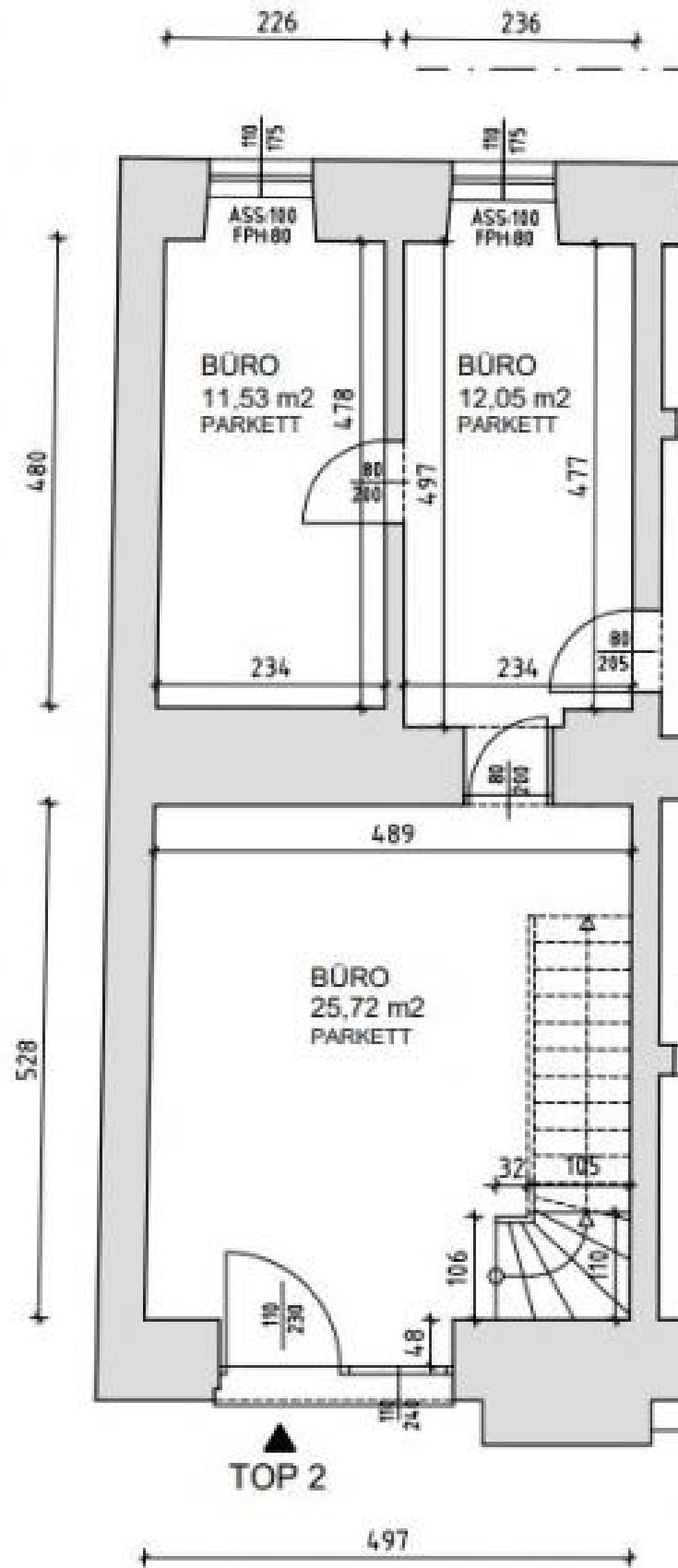
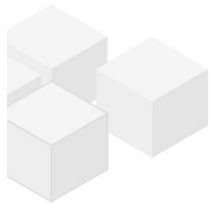
📍 1030 Wien, Proximity: Rennweg, Barichgasse, Arenbergpark

€ 1.584,04/month

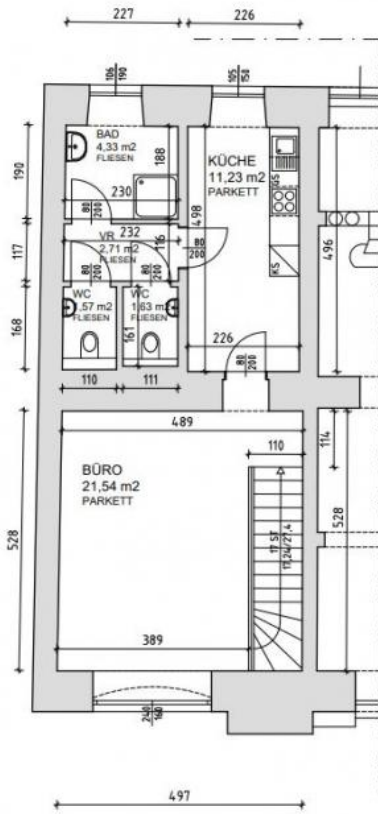


## Plans



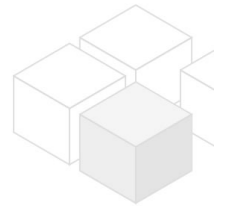
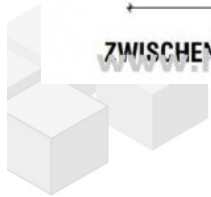


**ERDGESCHOSS M 1:100**



**ZWISCHENGESCHOSS M 1-100**

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



## About Property

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This spacious shop/ office is situated on ground floor of a representative oldstyle building.

### LOCATION

Caused by it's urban site it is well connected to public transport and has easy access to all kinds of shopping facilities.

### PROPERTY

it shows following rooms:

>level 1:

- .ca 25m<sup>2</sup> office room with staircase
- .2 additional office rooms

>level 2:

- .ca 25m<sup>2</sup> office room
- .kitchen with window
- .bathroom with shower
- .2 toilets

equipment:

wooden and tiled floors

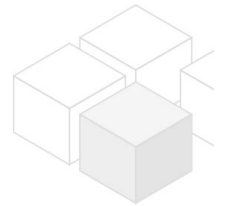
### COSTS

rent: general maintenance costs and VAT included

deposit: € 6336,00

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



## General

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Propertynumber	11094
Property type	Büro

## Costs

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net rent	€ 1.107,72
gross rent	€ 1329.26
operating cost	€ 254.78
total rent	€ 1.584,04
Kaution	€ 6336

## Keyfacts

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Nutzfläche	92.31m <sup>2</sup>
rooms	4
bath	1

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

## Furnishing

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type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	161
HWB Energieklasse	E

## Lage

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Verkehrsanbindung Nähe	O, 71, 4A, S-Bahn (Rennweg) Rennweg, Barichgasse, Arenbergpark
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