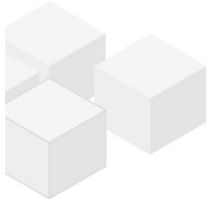


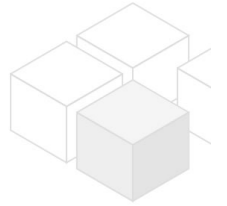
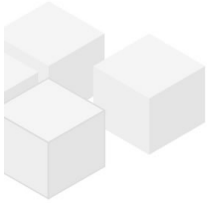
office room/ shop in a traditional Viennese building

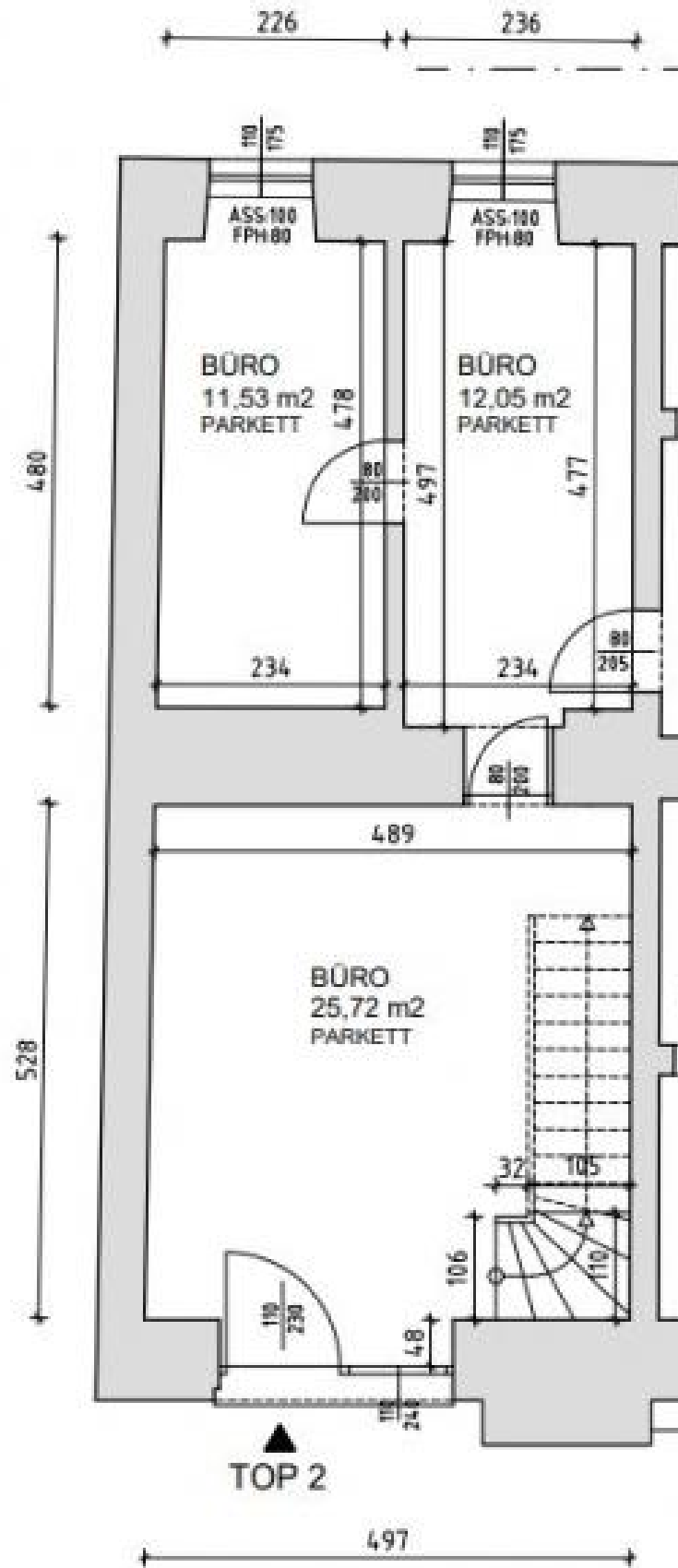
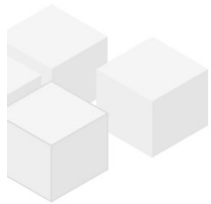
📍 1030 Wien, Proximity: Rennweg, Barichgasse, Arenbergpark

€ 1.584,04/month

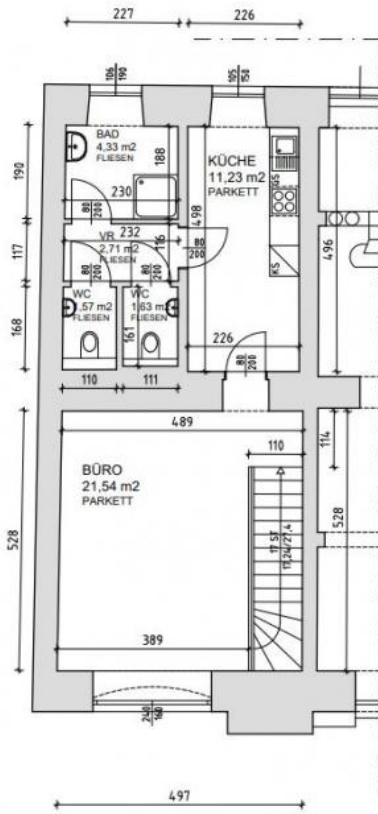


Plans

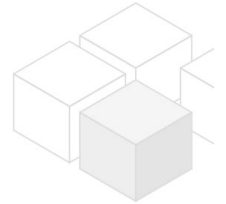




ERDGESCHOSS M 1:100



ZWISCHENGESCHOSS M 1-100



About Property

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 25m² office room with staircase
- .2 additional office rooms

>level 2:

- .ca 25m² office room
- .kitchen with window
- .bathroom with shower
- .2 toilets

equipment:

- .wooden and tiled floors

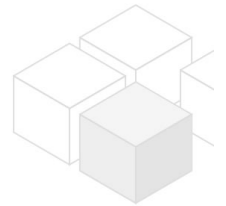
COSTS

rent: general maintenance costs and VAT included

deposit: € 6336,00

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



General

Propertynumber	11094
Property type	Büro

Costs

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

Keyfacts

Nutzfläche	92.31m ²
rooms	4
bath	1

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

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	161
HWB Energieklasse	E

Lage

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