

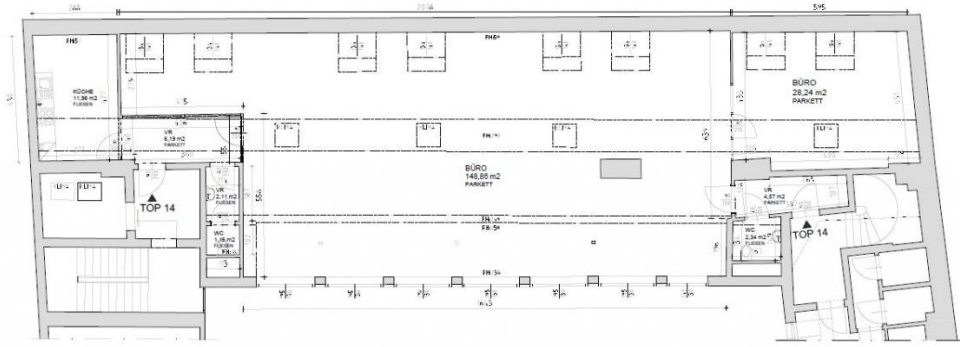
nice big office (no elevator)

📍 1070 Wien, Proximity: Kaiserstraße, Zieglergasse

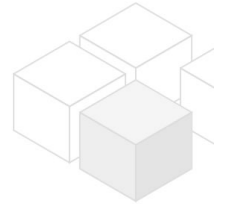
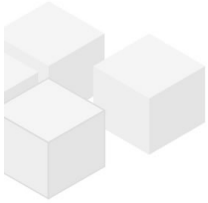
€ 3.311,48/month



Plans



www.homefinding.at



About Property

Very nice office is in an old style building (year of construction 1900).

LOCATION

Site of the apartment guarantees very good connection to the public transport System (U6, 48A, 5) and easy access to all kinds of Shopping facilities.

PROPERTY

The office consists of:

- .2 entrances
- .room for kitchen
- .ca 148m² loftstyle office room
- .ca 28m² second office room
- .2 toilets

COSTS:

rent: general maintenance costs and VAT included

additional monthly costs: € 452,36 for heating and maintenance costs

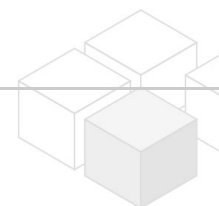
deposit: 3 gross rents

commission: 2 rents + 20% VAT

stamp fee/ contract tax: due to law

General

Property number	11202
Property type	Büro



Costs

net rent	€ 2.260,35
gross rent	€ 2712.42
operating cost	€ 599.06
total rent	€ 3.311,48

Keyfacts

living area	205.44m ²
rooms	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	ja
Klimaanlage	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	182.7
HWB Energieklasse	E

Lage

Verkehrsanbindung	U6, 48A, 5
Nähe	Kaiserstraße, Zieglergasse

