

# office rooms at Klosterneuburg

➤ 3400 Klosterneuburg, Proximity: Langstögergasse, FF Klosterneuburg

€ 1.068,26/month



## Plans



## About Property

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Nice 3 rooms close to centre of Klosterneuburg. It is situated on the ground floor of an old style building.

### LOCATION

Shops, restaurants, supermarkets, coffee houses etc can be reached by a short walk. Public transport can be reached easy as well.

### PROPERTY

The office shows following rooms:

- .entrance
- .big office room
- .2 further smaller rooms
- .kitchen
- .bathroom (tub)
- .separate toilet
- .storage room

equipment:

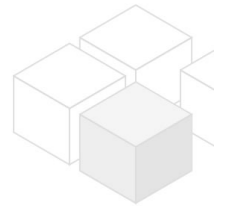
wooden and tiled floors, basement storage room

### COSTS:

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT



## General

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|                 |       |
|-----------------|-------|
| Property number | 11369 |
| Property type   | Büro  |

## Costs

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|                |            |
|----------------|------------|
| net rent       | € 616,51   |
| gross rent     | € 739.81   |
| operating cost | € 328.45   |
| total rent     | € 1.068,26 |

## Keyfacts

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|              |                     |
|--------------|---------------------|
| Nutzfläche   | 88.01m <sup>2</sup> |
| rooms        | 3                   |
| bedroom      | 2                   |
| bath         | 1                   |
| WC           | 1                   |
| Property age | Altbau              |

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|                |           |
|----------------|-----------|
| condition      | --        |
| Available from | sofort    |
| Contract type  | befristet |

## Furnishing

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|                 |               |
|-----------------|---------------|
| type of heating | Etagenheizung |
| Flooring        | Parkettboden  |
| parking         | --            |
| kitchen         | ja            |
| elevator        | ja            |

## Energy Performance Certificate

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|                   |   |
|-------------------|---|
| HWB Energieklasse | D |
|-------------------|---|

## Lage

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|      |                                    |
|------|------------------------------------|
| Nähe | Langstögergasse, FF Klosterneuburg |
|------|------------------------------------|

