

## nice big office (no elevator)

📍 1070 Wien, Proximity: Kaiserstraße, Zieglergasse

€ 1.756,29/month



## Plans



## About Property

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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 has the following rooms:

- .Entree
- .4 rooms (22.21m<sup>2</sup>, 30.78m<sup>2</sup>, 20.64m<sup>2</sup>, 8.26m<sup>2</sup>)
- .separate kitchen
- .2 toilets

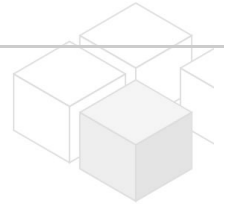
### COSTS:

- rent: general maintenance costs and VAT included
- additional monthly costs: € 258,80 for heating and maintenance costs
- deposit: 3 gross rents
- commission: 2 rents + 20% VAT
- stamp fee/ contract tax: due to law

## General

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Property number	11464
Property type	Büro



## Costs

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net rent	€ 1.225,37
gross rent	€ 1470.44
operating cost	€ 285.85
total rent	€ 1.756,29

## Keyfacts

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Nutzfläche	98.03m <sup>2</sup>
rooms	4
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	119
HWB Energieklasse	D

## Lage

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Verkehrsanbindung	U6, 48A, 5
Nähe	Kaiserstraße, Zieglergasse

