

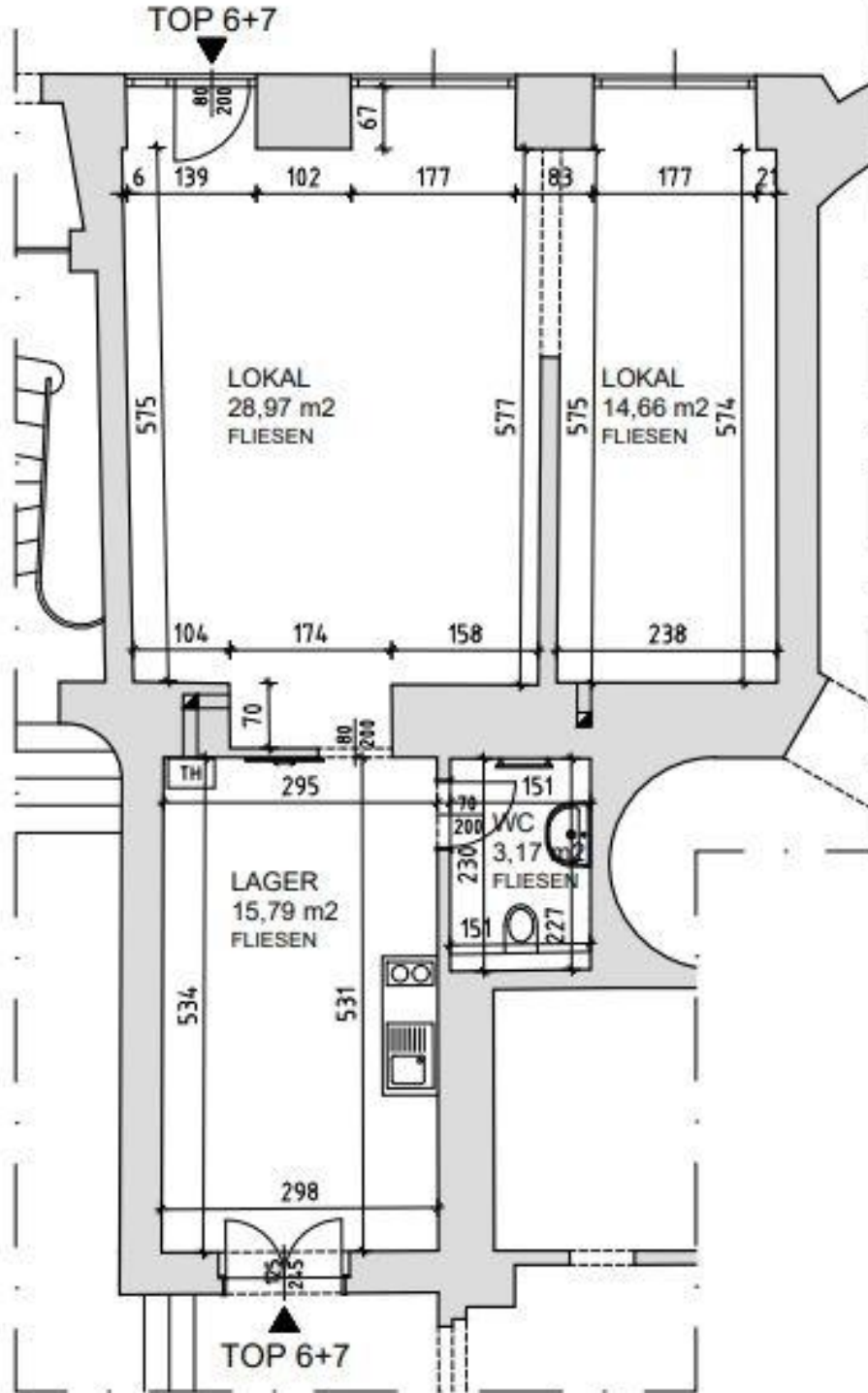
# shop with storage - close to Liechtensteinpark

📍 1090 Wien, Proximity: Porzellangasse, Glasergasse, Franz Josefs  
Bahnhof

€ 1.656,89/month



## Plans



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

## About Property

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This property is located on Porzellangasse not far from Liechtenstein Park.

### LOCATION

The central location has a very good infrastructure of shops, restaurants and supermarkets.

### PUBLIC TRANSPORT

D, U4, 33, 5.

### PROPERTY

The shop/ office shows following rooms:

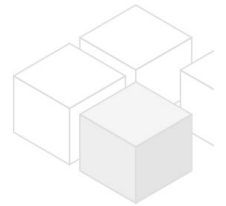
- .ca 28m2 room with street access
- .second open room, ca 14m<sup>2</sup>
- .Storage room/ small kitchen + second entrance
- .toilet

### EQUIPMENT

- .tiled floors
- .small kitchen

### COST

- rent: general maintenance cost and VAT included
- deposit: 4 gross rents
- commission: 3 rents + 20% VAT
- contract tax



## General

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Property number	11508
Property type	Büro

## Costs

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net rent	€ 1.251,80
gross rent	€ 1502.16
operating cost	€ 154.73
total rent	€ 1.656,89

## Keyfacts

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living area	62.59m <sup>2</sup>
rooms	3
WC	1
Property age	Altbau
condition	sehr gut
Available from	Sofort

Contract type unbefristet

## Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	nein

## Energy Performance Certificate

HWB (kwh/m <sup>2</sup> /Jahr)	123
HWB Energieklasse	D

## Lage

Verkehrsanbindung	D, U4, 33, 5
Nähe	Porzellangasse, Glasergasse, Franz Josefs Bahnhof

