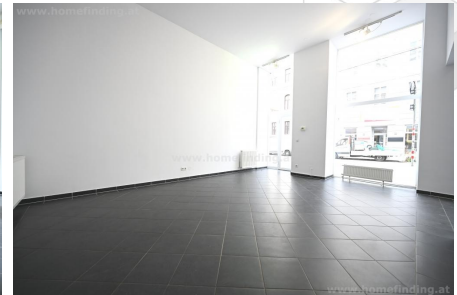


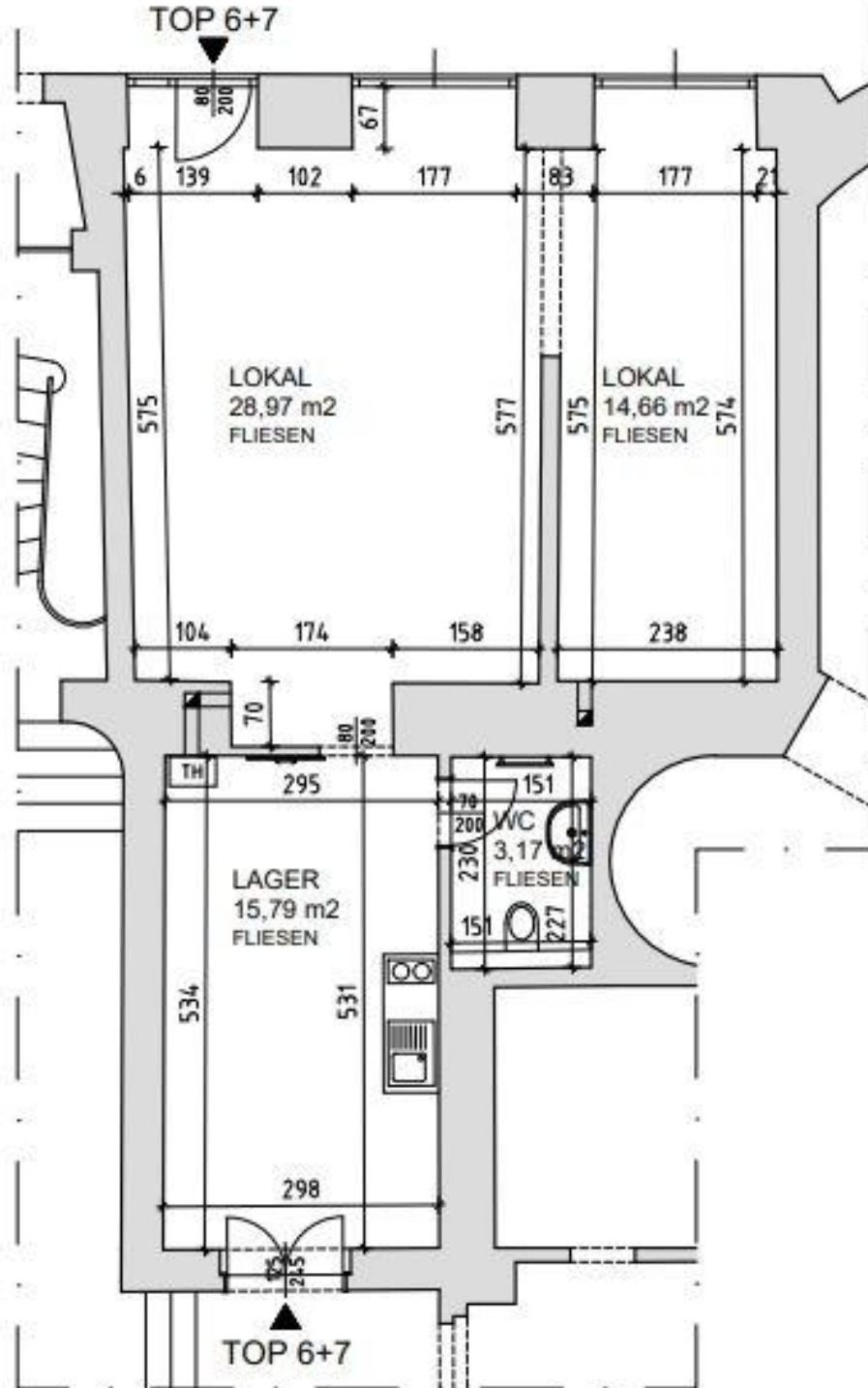
shop with storage - close to Liechtensteinpark

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

€ 1.656,89/month



Plans



www.homefinding.at

About Property

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:

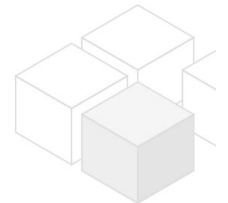
- .ca 28m2 room with street access
- .second open room, ca 14m²
- .Storage room/ small kitchen + second entrance
- .toilet

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

Property number	11508
Property type	Büro

Costs

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

Keyfacts

living area	62.59m ²
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 ² /Jahr)	123
HWB Energieklasse	D

Lage

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

