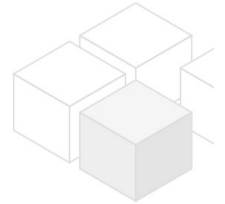
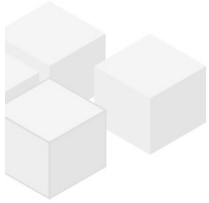


Beautiful office in an oldstyle building- unlimited contract

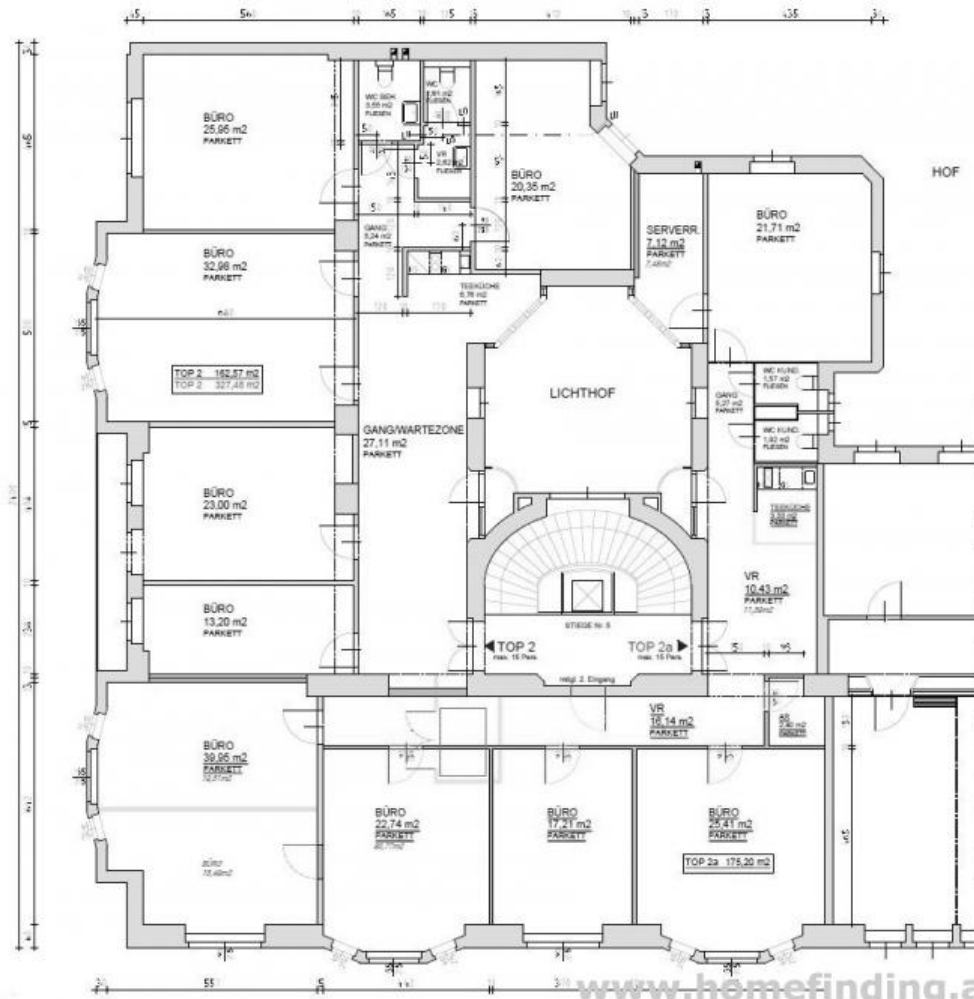


📍 1030 Wien, Proximity: Wien Mitte

€ 8.232,84/month



Plans



www.homefinding.at

About Property

Nice office close to Wien Mitte

LOCATION

Due to its central location, the property guarantees a quick connection to the public transport network and the best infrastructure. Facilities for daily needs such as shops, post office, banks, etc. are within walking distance.

PUBLIC TRANSPORT

U3, U4, CAT, S1, S2, S3, S4, S7

PROPERTY

The office has following rooms:

- .entrance
- .10 office rooms
- .4 toilets
- .1 technical room

EQUIPMENT

- .elevator
- .Cellar in basement

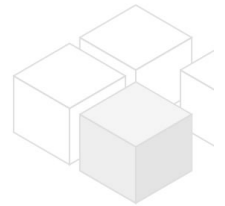
CONDITION

- .Contract duration: 10 years

COST

Rent: general maintenance costs and VAT included

Deposit: 4 gross rents



General

| | |
|-----------------|-------|
| Property number | 11645 |
| Property type | Büro |

Costs

| | |
|----------------|------------|
| net rent | € 6.222,12 |
| gross rent | € 7466.54 |
| operating cost | € 766.3 |
| total rent | € 8.232,84 |

Keyfacts

| | |
|--------------|----------------------|
| Nutzfläche | 327.48m ² |
| rooms | 10 |
| WC | 4 |
| Property age | Altbau |

| | |
|----------------|-----------|
| condition | sehr gut |
| Available from | Sofort |
| Contract type | befristet |

Furnishing

| | |
|-----------------|-----------------|
| type of heating | Etagenheizung |
| Flooring | Kunststoffboden |
| parking | -- |
| kitchen | nein |
| elevator | ja |

Energy Performance Certificate

| | |
|--------------------------------|-----|
| HWB (kwh/m ² /Jahr) | 125 |
| HWB Energieklasse | D |

Lage

| | |
|-------------------|---------------------------------|
| Verkehrsanbindung | U3, U4, CAT, S1, S2, S3, S4, S7 |
| Nähe | Wien Mitte |

