

Beautiful office in an oldstyle building- unlimited contract

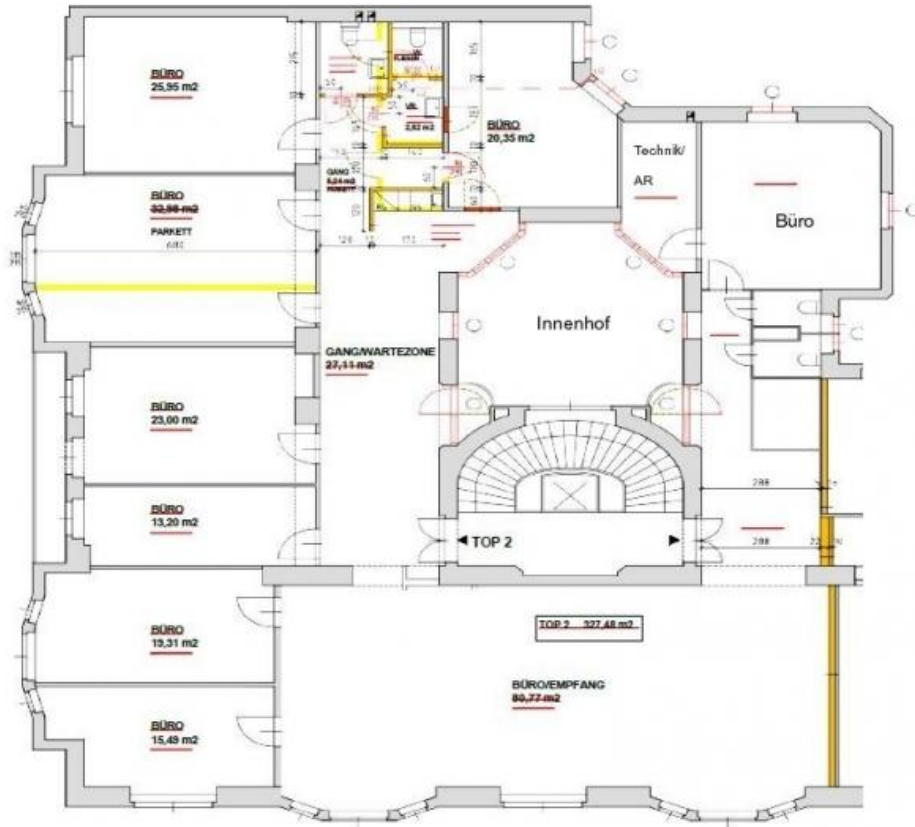


📍 1030 Wien, Proximity: Wien Mitte

€ 8.232,84/month

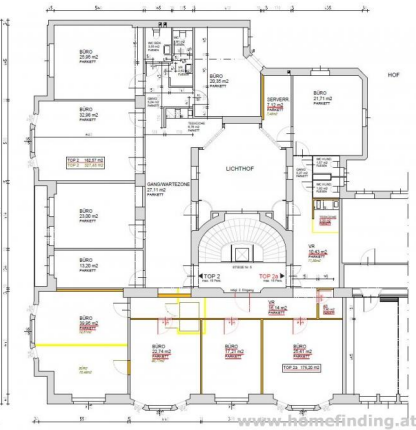


Plans



1.OBERGESCHOSS M 1:100

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

- .wooden and tiled floors
- .gas heating
- .floor heating
- .AC
- .elevator
- .Cellar in basement possible (can be rent on top)

CONDITION

- .Contract duration: 10 years

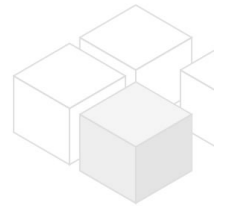
COST

Rent: general maintenance costs and VAT included

Deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



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

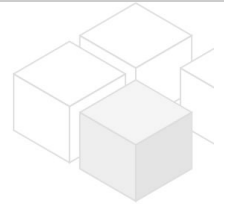
Nutzfläche	327.48m ²
rooms	9
WC	4
Property age	Altbau
condition	sehr gut
Available from	Juni/Juli 2025
Contract type	befristet

Furnishing

type of heating	Fussboden
Flooring	Parkettboden
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