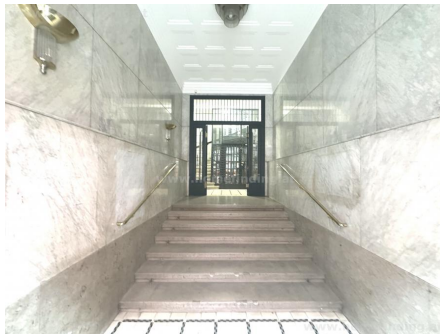
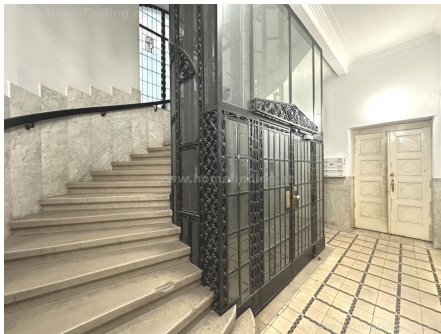
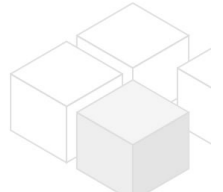


# Beautiful office in an oldstyle building- unlimited contract

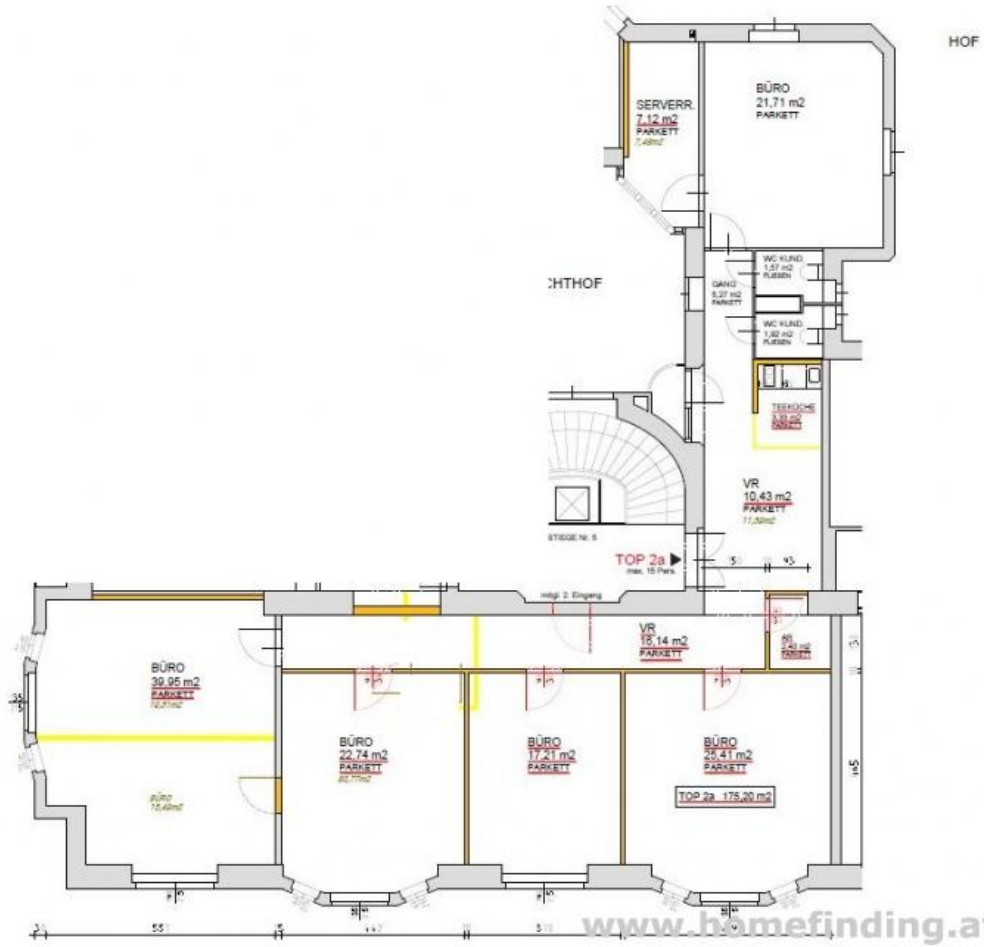


📍 1030 Wien, Proximity: Wien Mitte

€ 4.404,53/month



Plans



www.homefinding.at

## About Property

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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
- .5 office rooms
- .2 toilets
- .small kitchen
- .storage room
- .server room

### EQUIPMENT

- .wooden and tiled floors
- .AC/ cooling
- .floor heating
- .small kitchen
- .intercom
- .elevator

### CONDITION

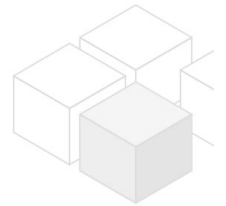
- .unlimited contract
- .Contract duration: 10 years

### COST

Rent: general maintenance costs and VAT included

Deposit: 4 gross rents

commission: 3 rents + 20% VAT



## General

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Property number	11647
Property type	Büro

## Costs

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net rent	€ 3.328,80
gross rent	€ 3994.56
operating cost	€ 409.97
total rent	€ 4.404,53

## Keyfacts

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Nutzfläche	175.2m <sup>2</sup>
rooms	5
WC	2
Property age	Altbau
condition	sehr gut
Available from	Mai 2025
Contract type	befristet

## Furnishing

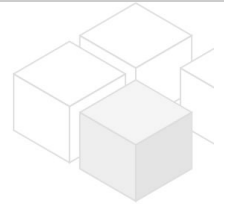
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type of heating	Etagenheizung
Flooring	Kunststoffboden
parking	--
kitchen	nein
elevator	ja

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	125
HWB Energieklasse	D



## Lage

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