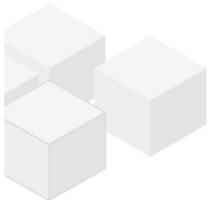


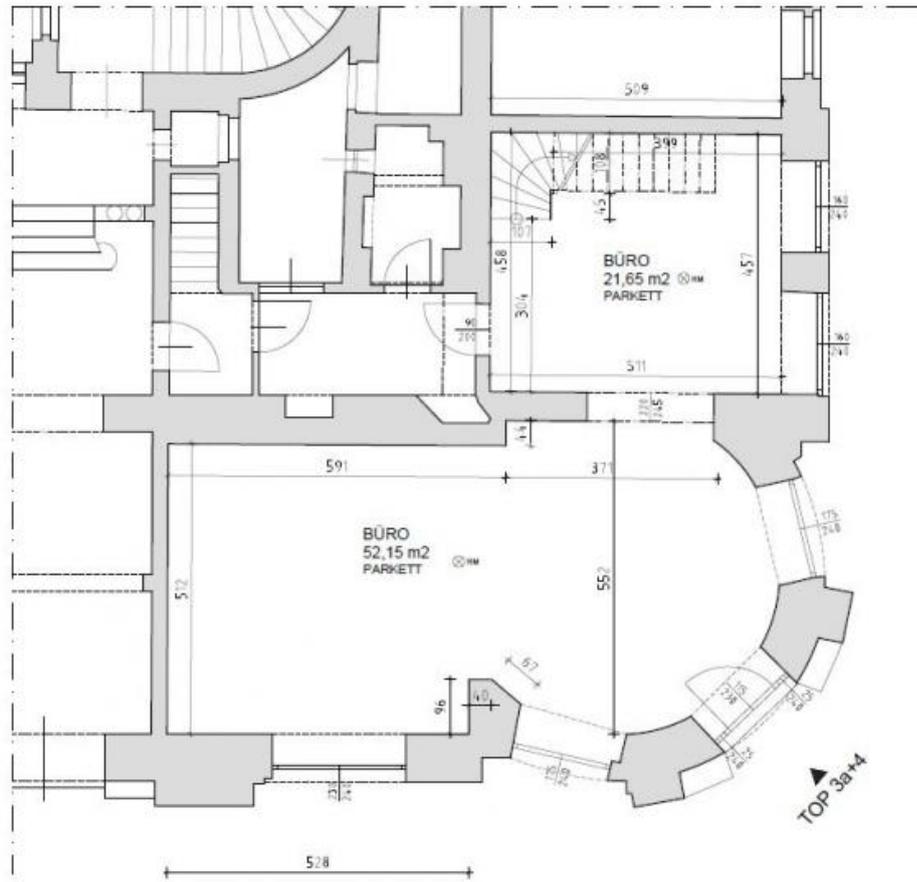
great office space in an traditional Viennese building

📍 1030 Wien, Proximity: Rennweg, Barichgasse, Arenbergpark

€ 2.471,90/month

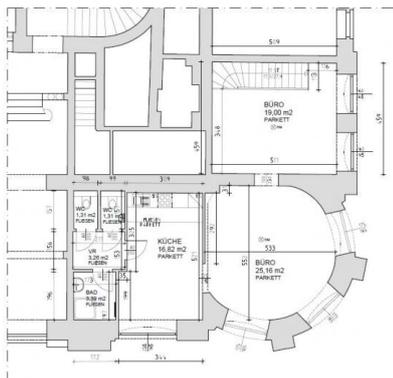


Plans



ERDGESCHOSS M 1:100

www.homefinding.at



ZWISCHENGESCHOSS M 1:100

www.homefinding.at

About Property

This spacious office is situated in a representative oldstyle building.

LOCATION

Caused by it's urban site it is well connected to public transport and has easy access to all kinds of shopping facilities.

PROPERTY

it shows following rooms:

>ground floor:

.ca 52m² office room

.ca 21m² office room with stairs

>second floor:

.ca 19m² office room

.ca 25m² office room

.kitchen with window

.bathroom with shower

.2 toilets

equipment:

wooden and tiled floors

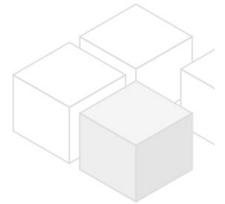
COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



General

Propertynumber 11663

Property type Büro

Costs

net rent € 1.728,60

gross rent € 2074.32

operating cost € 397.58

total rent € 2.471,90

Kaution € 9888

Keyfacts

Nutzfläche 144.05m²

rooms 4

bath	1
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	161
HWB Energieklasse	E

Lage

Verkehrsanbindung	O, 71, Bus 4A, S-Bahn
Nähe	Rennweg, Barichgasse, Arenbergpark

