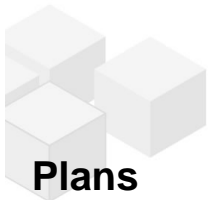


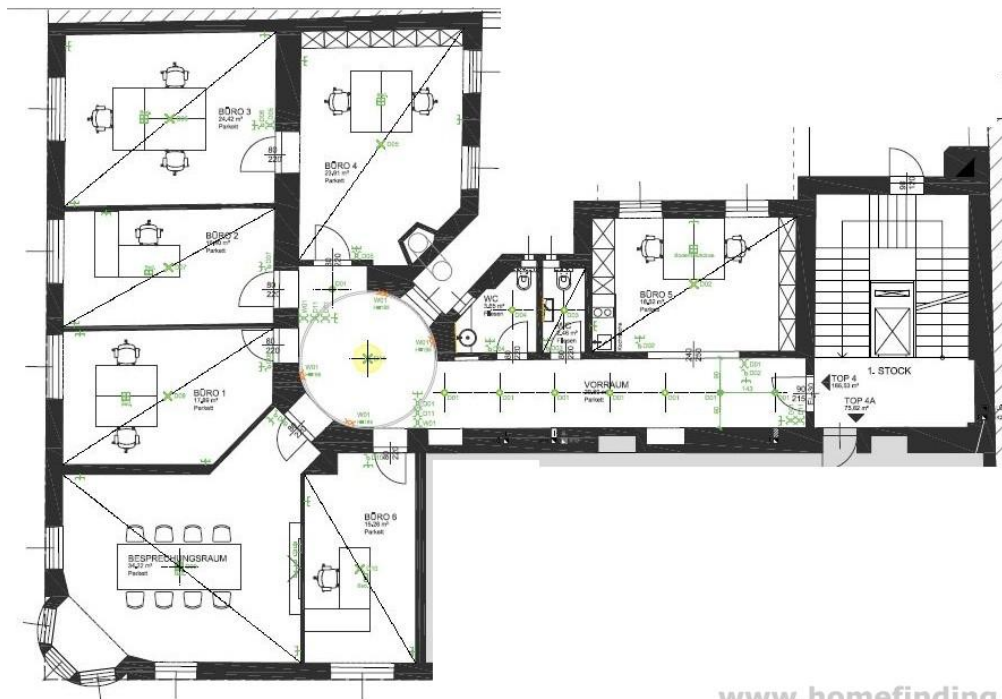
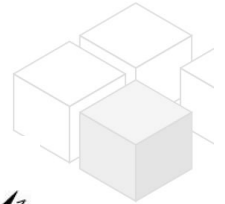
close to Augarten: fully refurbished office

📍 1020 Wien, Proximity: Taborstraße, Augarten, Karmelitermarkt

€ 3.357,54/month



Plans



www.homefinding.at

About Property

Great office in central location close to Augarten and Karmelitermarkt.

LOCATION

Shops, restaurants, supermarkets etc can be found around the corner. U2 connects to city center.

PROPERTY

The office has following rooms:

- .6 office rooms
- .1 meeting room
- .2 toilet

equipment:

- .wooden and tiled floors
- .gas heating
- .floor heating
- .AC

COSTS

rent: general maintenance costs not included; VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

General

Property number	11675
Property type	Büro

Costs

net rent	€ 2.797,95
gross rent	€ 3357.54
total rent	€ 3.357,54

Keyfacts

living area	186.53m ²
rooms	7
bedroom	4
WC	2
Property age	Altbau
condition	sehr gut
Available from	April/ Mai 2025
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	188
HWB Energieklasse	E

Lage

Verkehrsanbindung	U2 Taborstraße, 5A, 5B
Nähe	Taborstraße, Augarten, Karmelitermarkt

