

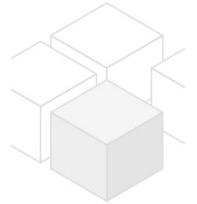
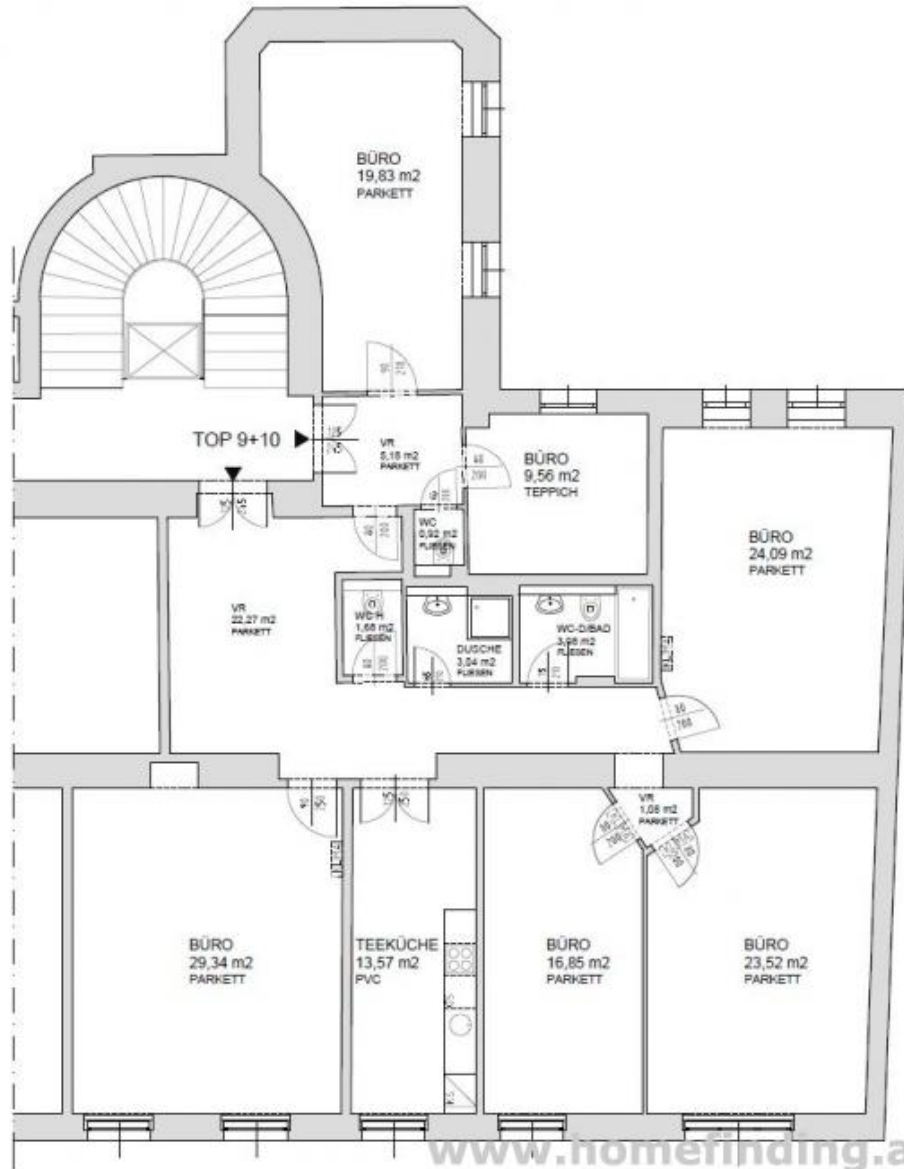
nice office in old style building at Josefstädterstraße

📍 1080 Wien, Proximity: Bennogasse, Albertgasse, Florianigasse

€ 4.139,08/month



Plans



About Property

Nice office in a building from 1914 - close to Josefstädter Straße.

LOCATION

Shops, restaurants, supermarkets can be found nearby. Public lines are just around the corner and offer a quick connection to other districts.

PUBLIC TRANSPORT

U6, 5, 2, 33

PROPERTY

The office has following rooms:

- .entree
- .5 office rooms
- .small kitchen
- .bathroom (shower, toilet)
- .bathroom (shower)
- .2 separate toilets

equipment:

- .wooden and tiled floors

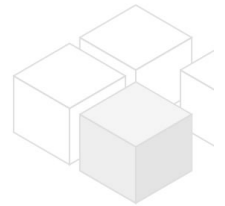
COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



General

Property number 11682

Property type Büro

Costs

net rent € 3.060,93

gross rent € 3673.12

operating cost € 465.96

total rent € 4.139,08

Kaution € 16556

Keyfacts

Nutzfläche 174.91m²

rooms 6

bath	2
WC	3
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)	100.1
HWB Energieklasse	D

Lage

Verkehrsanbindung	U6, 5, 2, 33, 13A
Nähe	Bennogasse, Albertgasse, Florianigasse

