office rooms close to Servitenviertel

1090 Wien, Proximity: Rögergasse, Porzellangasse

€ 2.546,53 /month



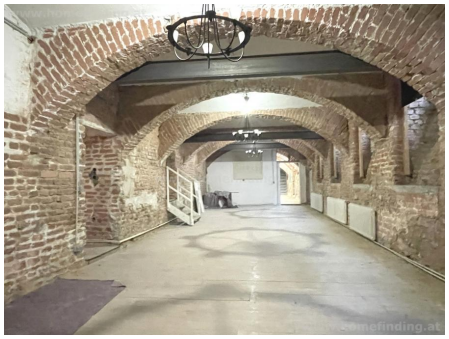




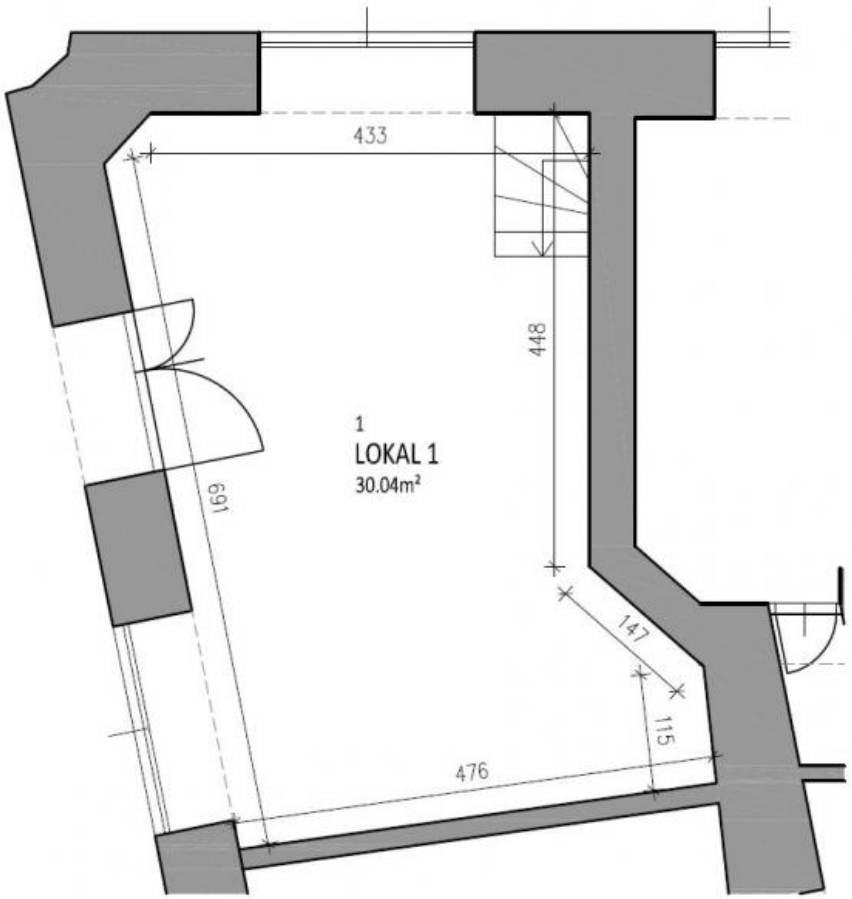






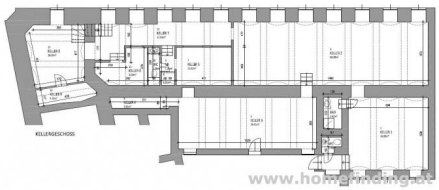


Plans



ERDGESCHOSS

www.homefinding.at



About Property

Nice shops with big storage space in a quiet side street of 9th district, close to Servitenviertel, Rossauer Lände and Porzellangasse.

LOCATION
the site guarantees very good connection to public transport (D, 33, 5, U4)

PROPERTY
The shows following rooms on 2 levels:

>ground floor:
.ca 30m2 room

>basement:
.ca 70m2 big room with windows
.3 further bigger rooms with windows
.bathroom (shower)
.2 toilets
.3 smaller storage rooms

equipment:
.concret and tiled floors
.gas heating
.connection for kitchen
.tiled bathroom/ toilets

COSTS
Rent: general maintenance costs and VAT included
Deposit: 4 rents
Commission: 3 rents + 20% VAT
stamp fee/ contract tax: due to law

General

Propertynumber	10970
Property type	Büro

Costs

net rent	€ 1.594,65
gross rent	€ 1913.58
operating cost	€ 632.95
total rent	€ 2.546,53

Keyfacts

Nutzfläche	245.33m^2
rooms	2

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

Furnishing

type of heating	Etagenheizung
Flooring	--
parking	--
kitchen	nein

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	140.3
HWB Energieklasse	D
f_{GEE}	2.97
f_{GEE} Energieklasse	E

Lage

Verkehrsanbindung	U4, D, 5, 33
Nähe	Rögergasse, Porzellangasse