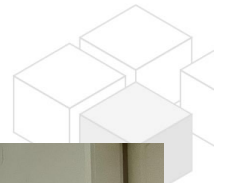


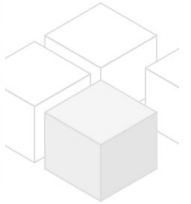
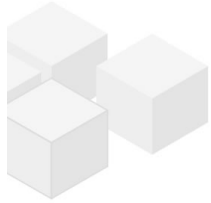
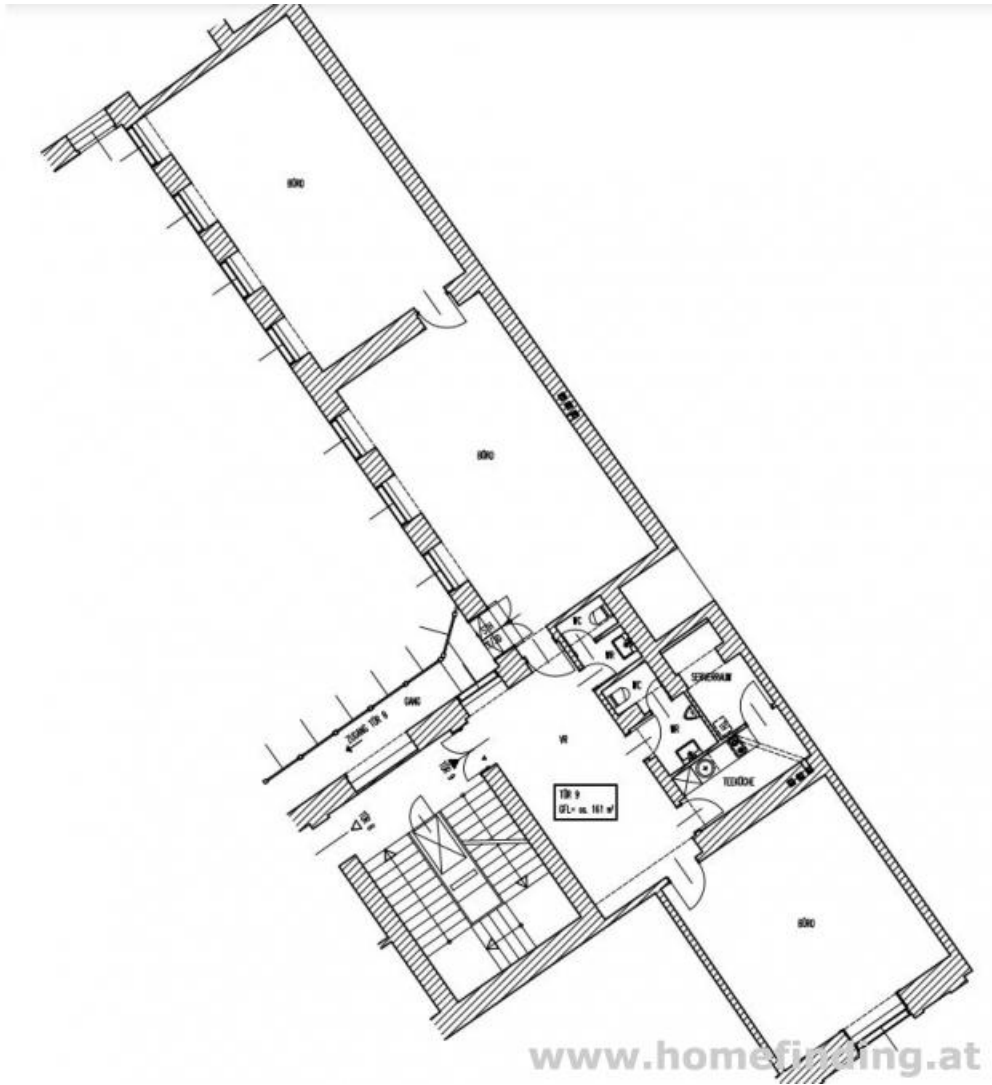
# nice office close to Börse

📍 1010 Wien, Proximity: Schottenring, Börse

€ 2.808,09/month



## Plans



## About Property

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Great office rooms situated in great and popular area of the first district.

### LOCATION:

Very close to the apartment there is situated the Börse and a lot of restaurants, bars and cafés.

### PUBLIC TRANSPORT:

The public connection is given through the tramlines on the Ring, the bus and the undergroundline. The infrastructure is very good.

### PROPERTY:

The office is located on the second floor and offers following rooms: 3 big office rooms, small kitchen with technical room, 2 toilets

equipment: wooden and tiled floors,

### CONDITIONS

- . contract: 10 years
- . cancellation: after 3 years

### COSTS

rent: general maintenance costs and VAT included  
deposit: 6 gross rents

## General

Property number	10980
Property type	Büro

## Costs

net rent	€ 2.073,29
gross rent	€ 2487.95
operating cost	€ 320.14
total rent	€ 2.808,09

## Keyfacts

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Nutzfläche	160.72m <sup>2</sup>
rooms	3
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

## Furnishing

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

## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	103.5
HWB Energieklasse	D

## Lage

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Verkehrsanbindung	U4, 3A, 1,2,31,D
Nähe	Schottenring, Börse

