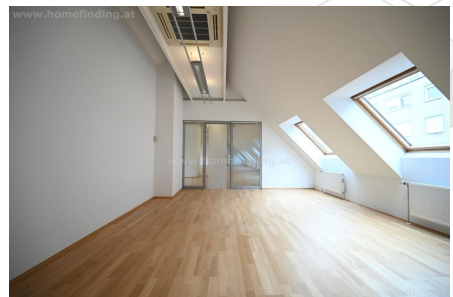
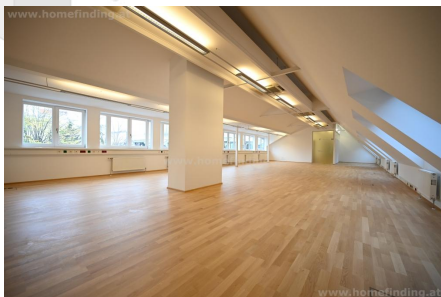


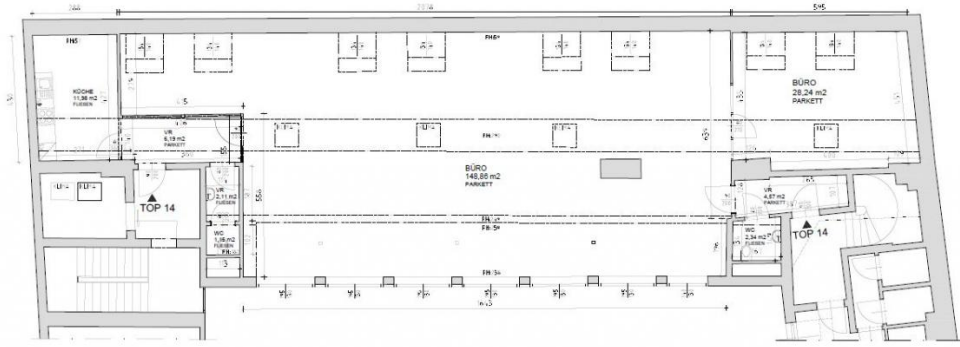
nice big office (no elevator)

📍 1070 Wien, Proximity: Kaiserstraße, Zieglergasse

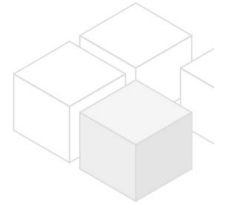
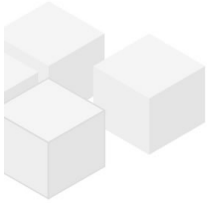
€ 3.311,48/month



Plans



www.homefinding.at



About Property

Very nice office is in an old style building (year of construction 1900).

LOCATION

Site of the apartment guarantees very good connection to the public transport System (U6, 48A, 5) and easy access to all kinds of Shopping facilities.

PROPERTY

The office consists of:

- .2 entrances
- .room for kitchen
- .ca 148m² loftstyle office room
- .ca 28m² second office room
- .2 toilets

COSTS:

rent: general maintenance costs and VAT included

additional monthly costs: € 452,36 for heating and maintenance costs

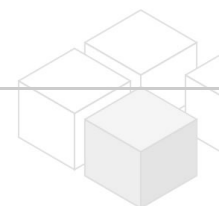
deposit: 3 gross rents

commission: 2 rents + 20% VAT

stamp fee/ contract tax: due to law

General

| | |
|-----------------|-------|
| Property number | 11202 |
| Property type | Büro |



Costs

| | |
|----------------|------------|
| net rent | € 2.260,35 |
| gross rent | € 2712.42 |
| operating cost | € 599.06 |
| total rent | € 3.311,48 |

Keyfacts

| | |
|----------------|----------------------|
| living area | 205.44m ² |
| rooms | 2 |
| WC | 2 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | befristet |

Furnishing

| | |
|-----------------|----------------|
| type of heating | Zentralheizung |
| Flooring | Parkettboden |
| parking | -- |
| kitchen | ja |
| Klimaanlage | ja |

Energy Performance Certificate

| | |
|--------------------------------|-------|
| HWB (kwh/m ² /Jahr) | 182.7 |
| HWB Energieklasse | E |

Lage

| | |
|-------------------|----------------------------|
| Verkehrsanbindung | U6, 48A, 5 |
| Nähe | Kaiserstraße, Zieglergasse |

