

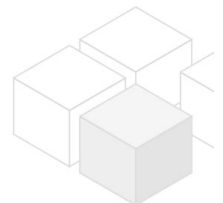
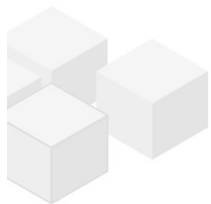
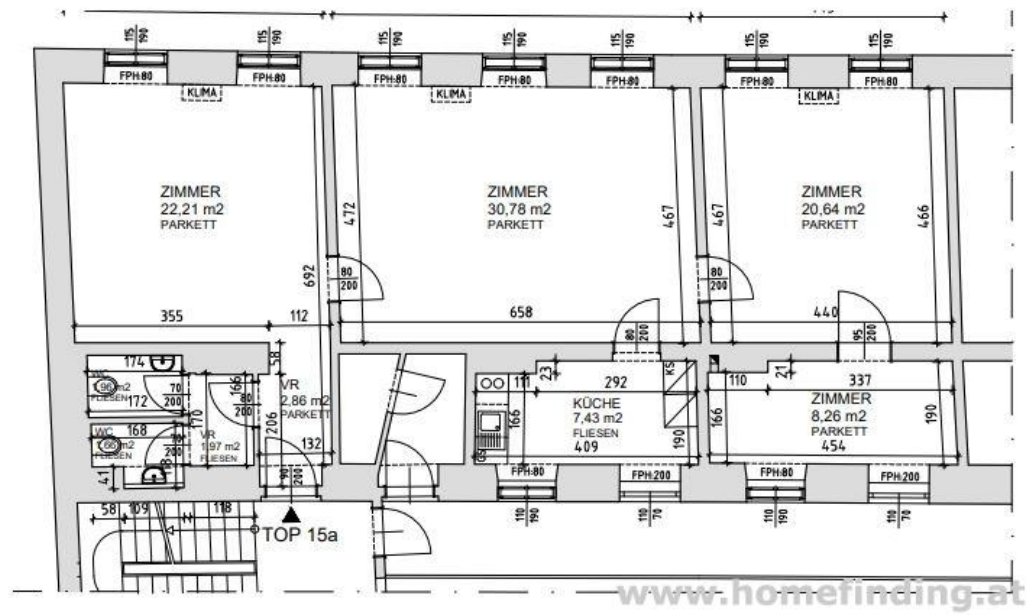
## nice big office (no elevator)

📍 1070 Wien, Proximity: Kaiserstraße, Zieglergasse

€ 1.791,58 /month



## Plans



## 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 has the following rooms:

- .Entree
- .4 rooms (22.21m<sup>2</sup>, 30.78m<sup>2</sup>, 20.64m<sup>2</sup>, 8.26m<sup>2</sup>)
- .separate kitchen
- .2 toilets

### COSTS:

rent: general maintenance costs and VAT included

additional monthly costs: € 258,80 for heating and maintenance costs

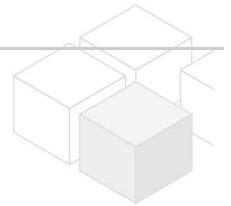
deposit: 3 gross rents

commission: 2 rents + 20% VAT

stamp fee/ contract tax: due to law

## General

|                 |       |
|-----------------|-------|
| Property number | 11464 |
| Property type   | Büro  |



## Costs

|                |            |
|----------------|------------|
| net rent       | € 1.225,37 |
| gross rent     | € 1470.44  |
| operating cost | € 321.14   |
| total rent     | € 1.791,58 |

## Keyfacts

|                |                     |
|----------------|---------------------|
| Nutzfläche     | 98.03m <sup>2</sup> |
| rooms          | 4                   |
| 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 <sup>2</sup> /Jahr) | 119 |
| HWB Energieklasse              | D   |

## Lage

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

