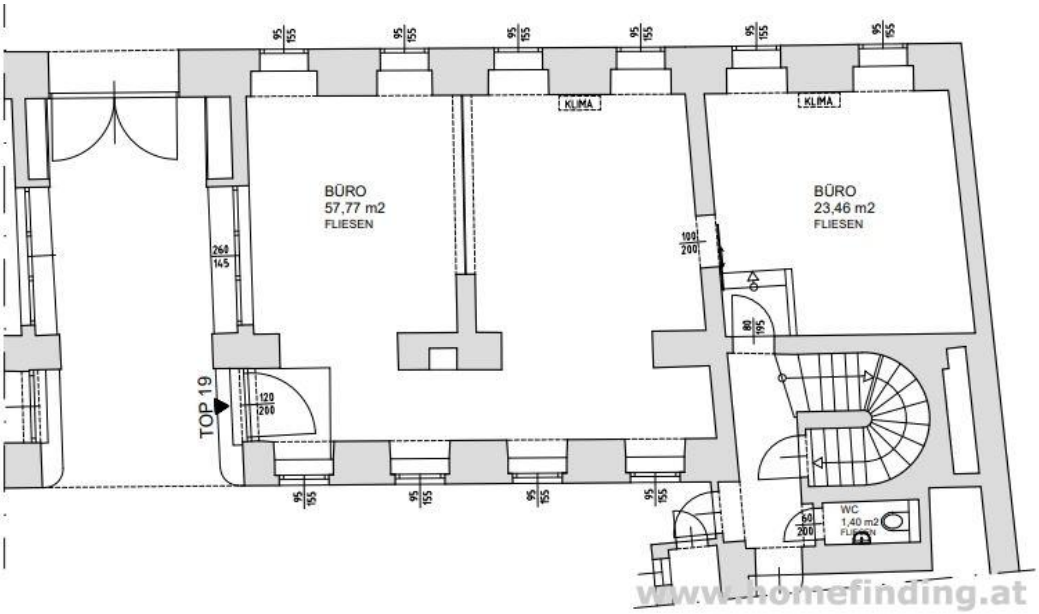
# nice big office

1070 Wien, Proximity: Kaiserstraße, Zieglergasse

## € 1.159,44 /month

## Plans


BÜRO
57,77 m2
FLIESEN
BÜRO
23,46 m2
FLIESEN
KLIMA
KLIMA
TOP 19
WC
1,40 m2
FLIESEN
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 has the following rooms:

.Entree
.2 rooms (57.77m², 23.43m²)
.toilet

COSTS:
rent: general maintenance costs and VAT included
additional monthly costs: € 217,46 for heating and AC maintenance costs
deposit: 4 gross rents
commission: 3 rents + 20% VAT
stamp fee/ contract tax: due to law

# General

| | |
|---|---|
| Propertynumber | 11465 |
| Property type | Büro |

# Costs

| | |
|---|---|
| net rent | € 741,33 |
| gross rent | € 889.6 |
| operating cost | € 269.84 |
| total rent | € 1.159,44 |

# Keyfacts

| | |
|---|---|
| Nutzfläche | 82.37m$^2$ |
| rooms | 2 |
| WC | 1 |
| Property age | Altbau |
| condition | sehr gut |
| Available from | sofort |
| Contract type | befristet |

# Furnishing

| | |
|---|---|
| type of heating | Zentralheizung |
| Flooring | Fliesenboden |
| parking | -- |
| kitchen | nein |
| Klimaanlage | ja |

## Energy Performance Certificate

| | |
|---|---|
| HWB (kwh/m$^2$/Jahr) | 119 |
| HWB Energieklasse | D |

## Lage

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