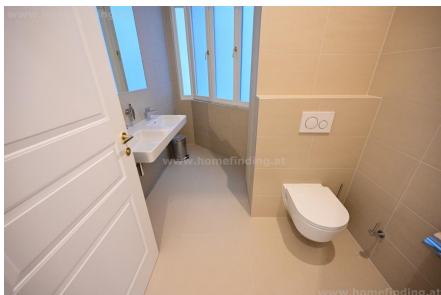
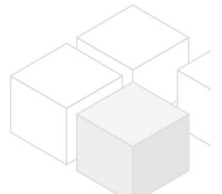
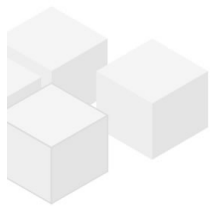


Beautiful office in an oldstyle building- unlimited contract

📍 1030 Wien, Proximity: Wien Mitte

€ 4.404,53 /month



Plans

About Property

Nice office close to Wien Mitte

LOCATION

Due to its central location, the property guarantees a quick connection to the public transport network and the best infrastructure. Facilities for daily needs such as shops, post office, banks, etc. are within walking distance.

PUBLIC TRANSPORT

U3, U4, CAT, S1, S2, S3, S4, S7

PROPERTY

The office has following rooms:

- .entrance
- .5 office rooms
- .2 toilets
- .small kitchen
- .storage room
- .server room

EQUIPMENT

- .wooden and tiled floors
- .AC/ cooling
- .floor heating
- .small kitchen
- .intercom
- .elevator

CONDITION

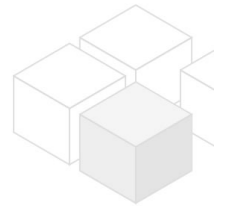
- .unlimited contract
- .Contract duration: 10 years

COST

Rent: general maintenance costs and VAT included

Deposit: 4 gross rents

commission: 3 rents + 20% VAT



General

Property number	11647
Property type	Büro

Costs

net rent	€ 3.328,80
gross rent	€ 3994.56
operating cost	€ 409.97
total rent	€ 4.404,53

Keyfacts

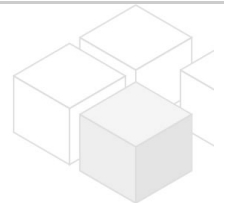
Nutzfläche	175.2m ²
rooms	5
WC	2
Property age	Altbau
condition	sehr gut
Available from	Juni / Juli 2025
Contract type	befristet

Furnishing

type of heating	Etagenheizung
Flooring	Kunststoffboden
parking	--
kitchen	nein
elevator	ja

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	125
HWB Energieklasse	D



Lage

Verkehrsanbindung	U3, U4, CAT, S1, S2, S3, S4, S7
Nähe	Wien Mitte