

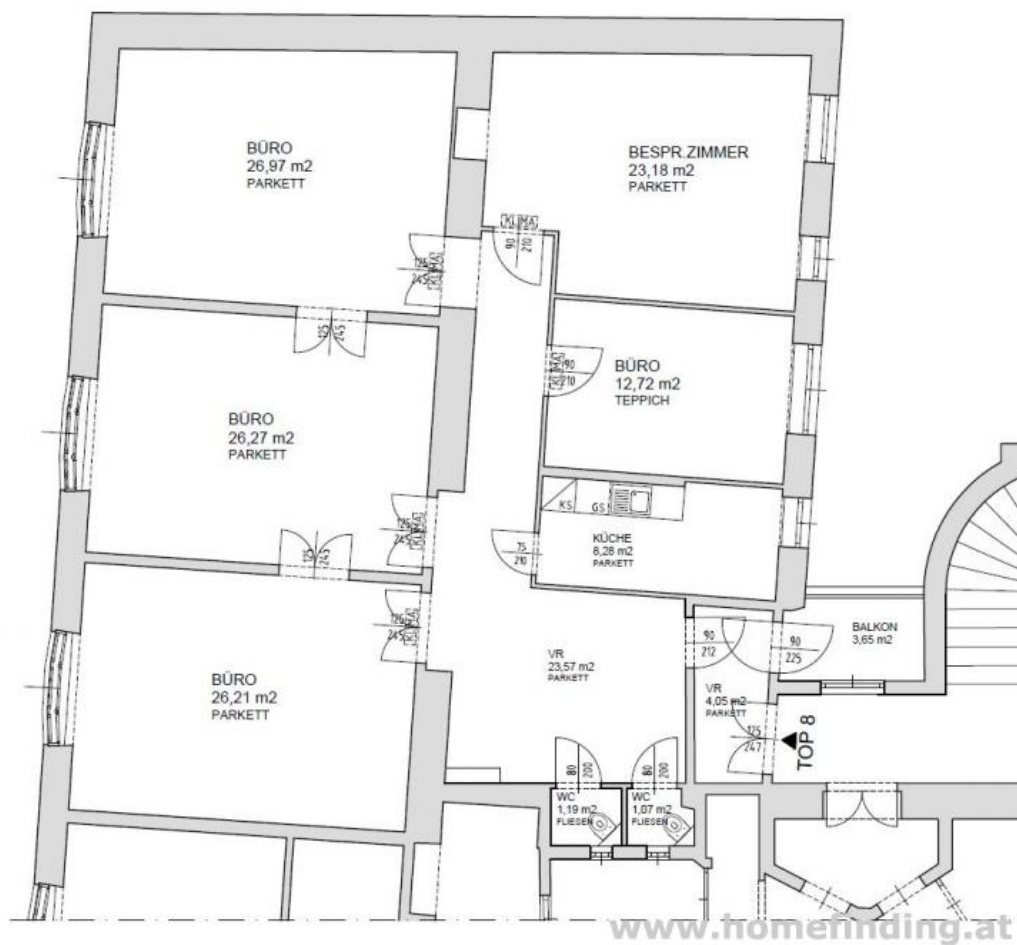
nice office rooms with balcony at Josefstädterstraße

📍 1080 Wien, Proximity: Bennogasse, Albertgasse, Florianigasse

€ 3.632,66 /month



Plans



About Property

Nice office with balcony in a building from 1914 - close to Josefstädter Straße.

LOCATION

Shops, restaurants, supermarkets can be found nearby. Public lines are just around the corner and offer a quick connection to other districts.

PUBLIC TRANSPORT

U6, 5, 2, 33

PROPERTY

The office has following rooms:

- .entree with balcony
- .4 office rooms
- .meeting room
- .separate kitchen
- .2 separate toilets

equipment:

- .wooden and tiled floors
- .elevator
- .ca. 3,65m² balcony

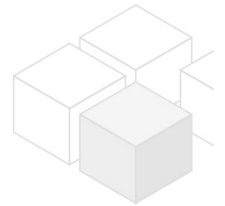
COSTS

rent: general maintenance costs, elevator and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee/ contract tax: due to law



General

Property number	11683
Property type	Büro

Costs

net rent	€ 2.686,43
gross rent	€ 3223.72
operating cost	€ 408.94
total rent	€ 3.632,66
Kaution	€ 14530

Keyfacts

Nutzfläche	153.51m ²
rooms	5

WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort / nV
Contract type	unbefristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m ² /Jahr)	100.1
HWB Energieklasse	D

Lage

Verkehrsanbindung	U6, 5, 2, 33, 13A
Nähe	Bennogasse, Albertgasse, Florianigasse