nice office in old style building at Josefstädterstraße

📍 1080 Wien, Proximity: Bennogasse, Albertgasse, Florianigasse, Cafe Hummel

€ 1.815,07 /month







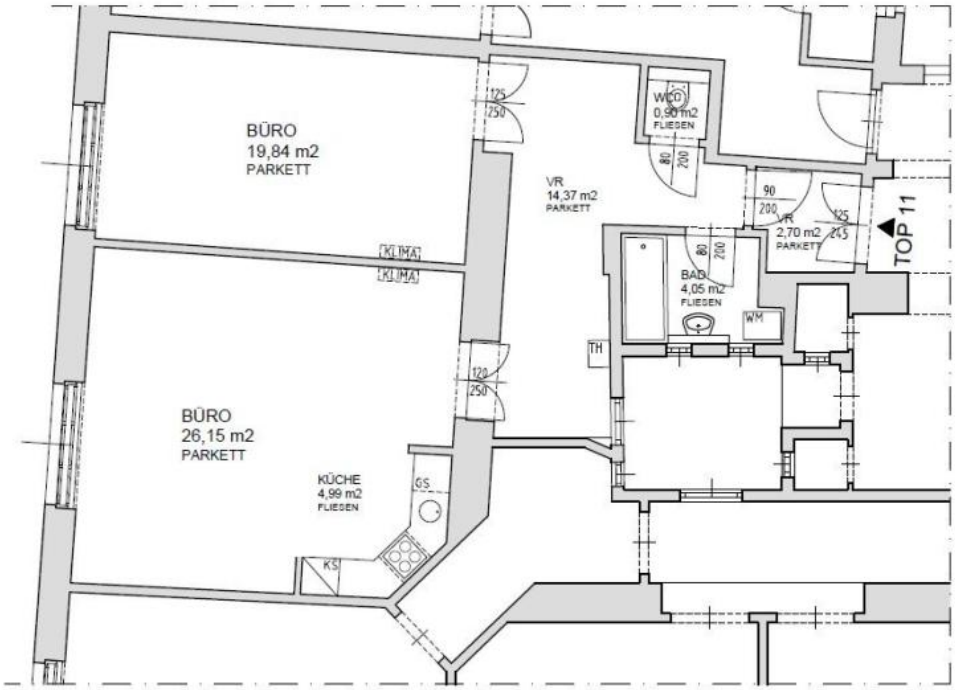








Plans



www.homefinding.at

About Property

Nice office in a building from 1914 - close to Josefstädter Straße/ Cafe Hummel.

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

PROPETY
The office has following rooms:

• entree
• 2 office rooms
• small kitchen
• bathroom (shower)
• cseparate toilet

equipment:
• wooden and tiled floors
• elevator

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

Propertynumber	11684
Property type	Büro

Costs

net rent	€ 1.350,50
gross rent	€ 1620.6
operating cost	€ 194.47
total rent	€ 1.815,07
Kaution	€ 7260

Keyfacts

Nutzfläche	73m^2
rooms	2
bath	1

WC	1
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	befristet

Furnishing

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

Energy Performance Certificate

HWB (kwh/m^2/Jahr)	100.1
HWB Energieklasse	D
f_{GEE}	2.70
f_{GEE} Energieklasse	E

Lage

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