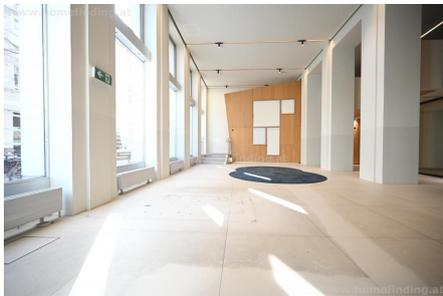


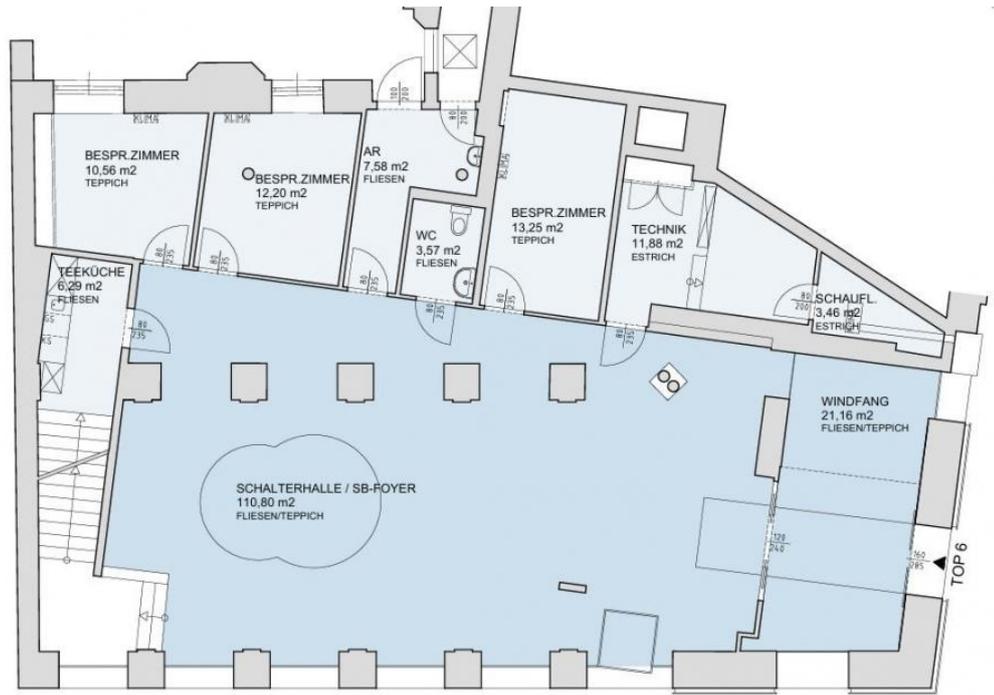
office/ shop close to Café Hummel

📍 1080 Wien, Proximity: Albertgasse, Hamerlingplatz, Café Hummel

€ 12.616,74/month

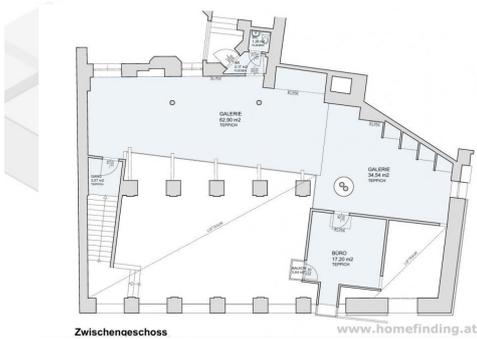


Plans



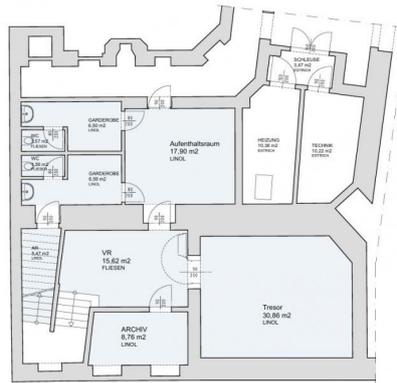
Erdgeschoss

www.homefinding.at



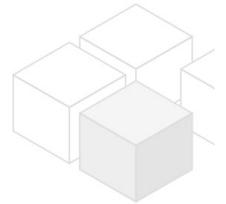
Zwischenegeschoss

www.homefinding.at



Kellergeschoss

www.homefinding.at



About Property

great shop/ office room/ bank office close to Café Hummel

LOCATION

the location is perfect: shops, restaurants, supermarkets, public transport can be found around the corner.

PUBLIC TRANSPORT

2, 5, 12, 46, U6, 13A

PROPERTY

the shops/ office shows following rooms on 3 levels:

>ground floor:

- .entrance
- .big open room
- .3 office rooms
- .toilet
- .utility room
- .storage room
- .kitchen

>upper floor:

- .open room, ca 69m²
- .office room with balcony
- .toilet

>basement

- .hallway
- .safe
- .storage room
- .2x wardrobe
- .2x toilet
- .recreation room for the stuff members
- .heating room

equipment:

- .carpet and tiled floors

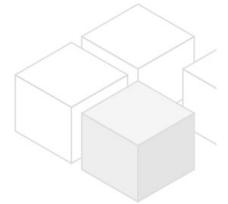
COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 rents

Commission: 3 rents + 20% VAT

stamp fee: due to law



General

Property number	11728
Property type	Büro

Costs

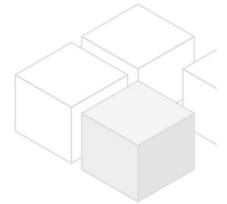
net rent	€ 9.596,52
gross rent	€ 11515.82
operating cost	€ 1100.92
total rent	€ 12.616,74

Keyfacts

Nutzfläche	417.24m ²
rooms	7
WC	4
Property age	Altbau
condition	--
Available from	sofort/ nach Vereinbarung
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	--
parking	--
kitchen	ja
Klimaanlage	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	147.5
HWB Energieklasse	D

Lage

Verkehrsanbindung	2, 5, 12, 46, U6, 13A
Nähe	Albertgasse, Hamerlingplatz, Café Hummel