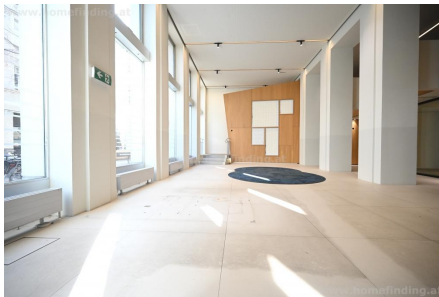


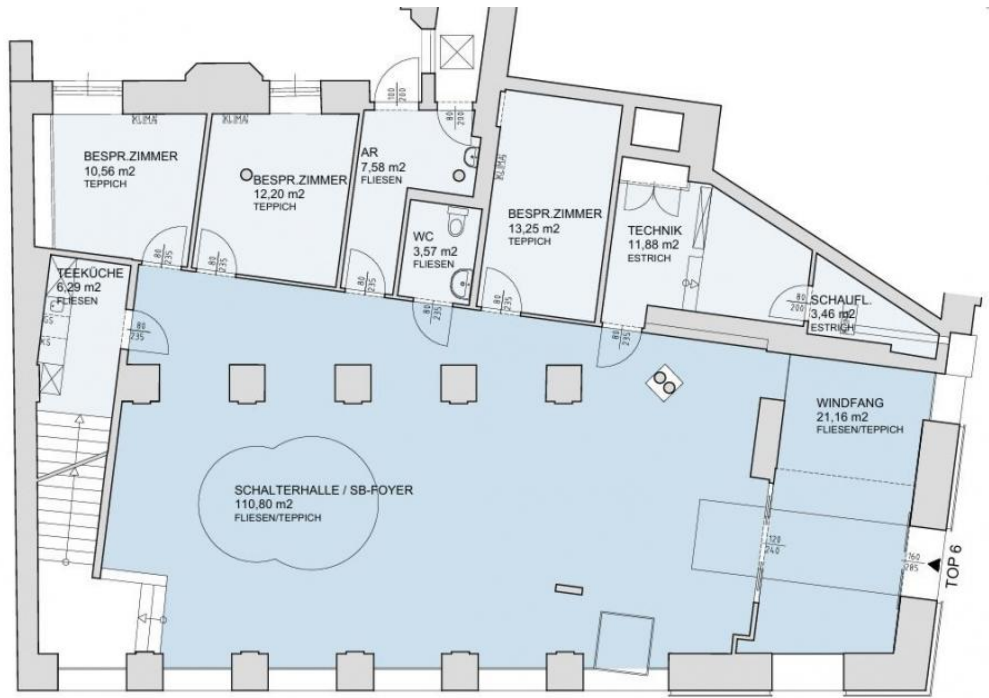
## office/ shop close to Café Hummel

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

€ 12.616,74/month

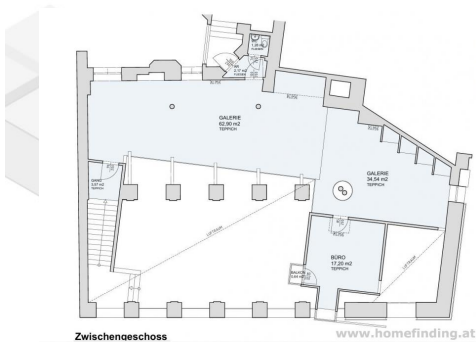


### Plans



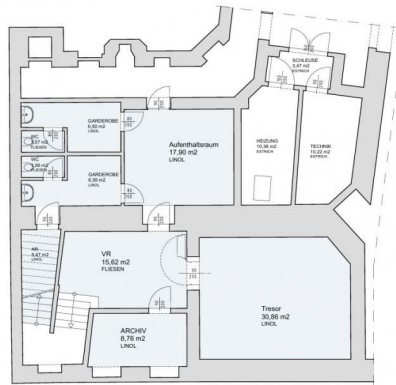
**Erdgeschoss**

[www.homefinding.at](http://www.homefinding.at)



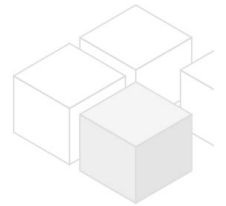
**Zwischenegeschoss**

[www.homefinding.at](http://www.homefinding.at)



**Kellergeschoss**

[www.homefinding.at](http://www.homefinding.at)



## About Property

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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 69m<sup>2</sup>
- .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

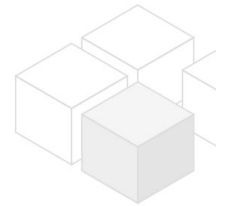
### COSTS

Rent: general maintenance costs and VAT included

Deposit: 4 rents

Commission: 3 rents + 20% VAT

stamp fee: due to law



## General

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Property number	11728
Property type	Büro

## Costs

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

## Keyfacts

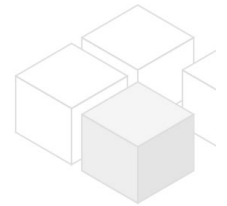
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Nutzfläche	417.24m <sup>2</sup>
rooms	7
WC	4
Property age	Altbau
condition	--
Available from	sofort/ nach Vereinbarung
Contract type	unbefristet

## Furnishing

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



## Energy Performance Certificate

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HWB (kwh/m <sup>2</sup> /Jahr)	147.5
HWB Energieklasse	D

## Lage

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