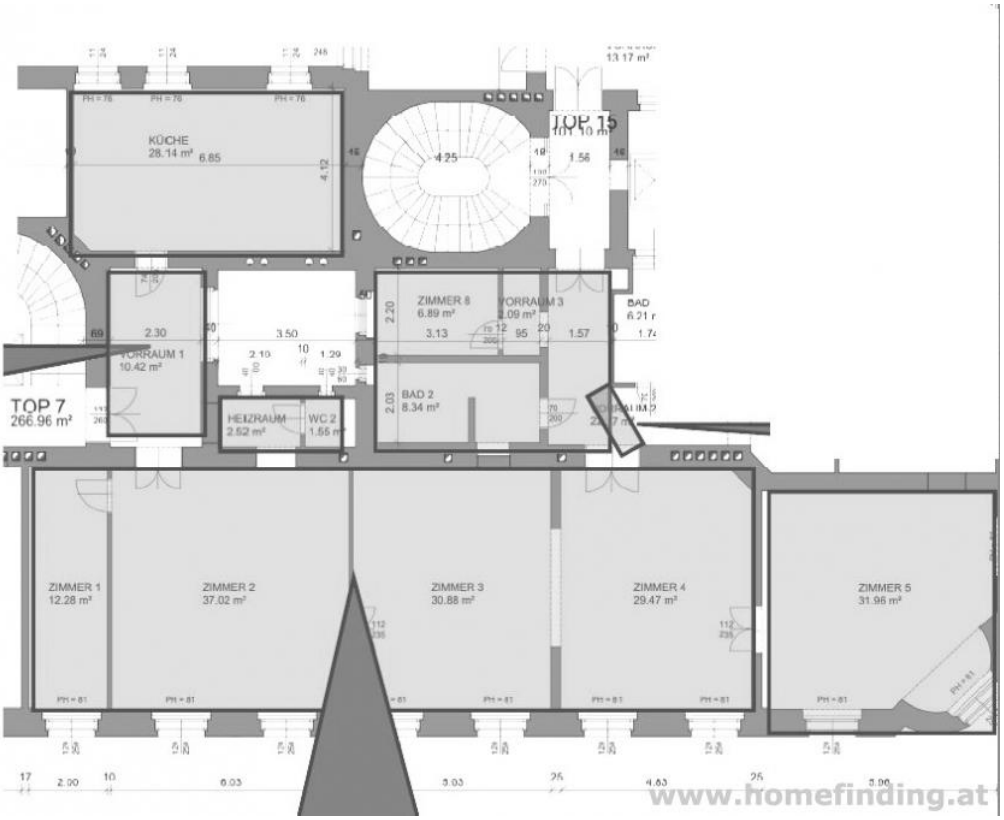
bright oldstyle office close to Burggarten

📍 1010 Wien, Proximity: Schillerplatz, Staatsoper, Burggarten

€ 6.698,73 /month

Plans


KÜCHE
28.14 m²
TOP 15
ZIMMER 8
6.89 m²
VORRAUM 3
2.09 m²
BAD
VORRAUM 1
10.42 m²
TOP 7
266.96 m²
HEIZRAUM
2.52 m²
WC 2
BAD 2
8.34 m²
ZIMMER 1
12.28 m²
ZIMMER 2
37.02 m²
ZIMMER 3
30.88 m²
ZIMMER 4
29.47 m²
ZIMMER 5
31.96 m²
www.homefinding.at

About Property

This great office is located in a very well-kept house in the city center.

LOCATION
Kärntner Straße offers a perfect infrastructure: shops, restaurants, supermarkets, etc. are within walking distance. Several public lines are just around the corner and offer a quick transfer to different districts.

PUBLIC TRANSPORT
1, 2, 71, D, U1, U2, U4

PROPERTY
The office itself has the following rooms:

.entree
.office room with open fire palce and sliding wall to
.second office room
.third office room with shelves
.corner room with built ins
.bathroom (tub, toilet, window)
.hallway
.server room
.large kitchen with fire place
.laundry room
.toilet
.heatin room
.3 office rooms - one with open fireplace and sliding door to separate it
.separate kitchen with window and open fireplace
.bathroom (tub, toilet)
.separate toilet
.technical room
.storage room

EQUIPMENT
.wooden and tiled floors
.no basement storage room

COSTS
rent: general maintenance cost and VAT included
deposit: 3 gross rents
commission: 3 rents + 20% VAT
stamp fee: due to law

General

Propertynumber	11762
Property type	Büro

Costs

net rent	€ 4.922,06
gross rent	€ 5906.47
operating cost	€ 792.26
total rent	€ 6.698,73

Keyfacts

living area	223.73m^2
rooms	4
bath	1
WC	2
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)	104
HWB Energieklasse	D

Lage

Verkehrsanbindung	1, 2, 59A, 71, D, U1, U2, U4
Nähe	Schillerplatz, Staatsoper, Burggarten