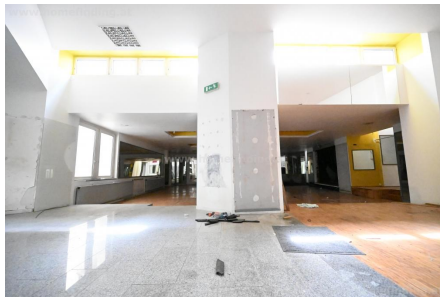
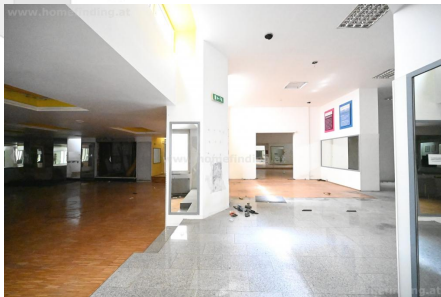


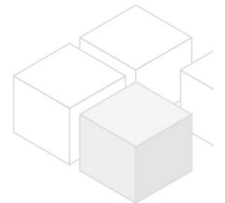
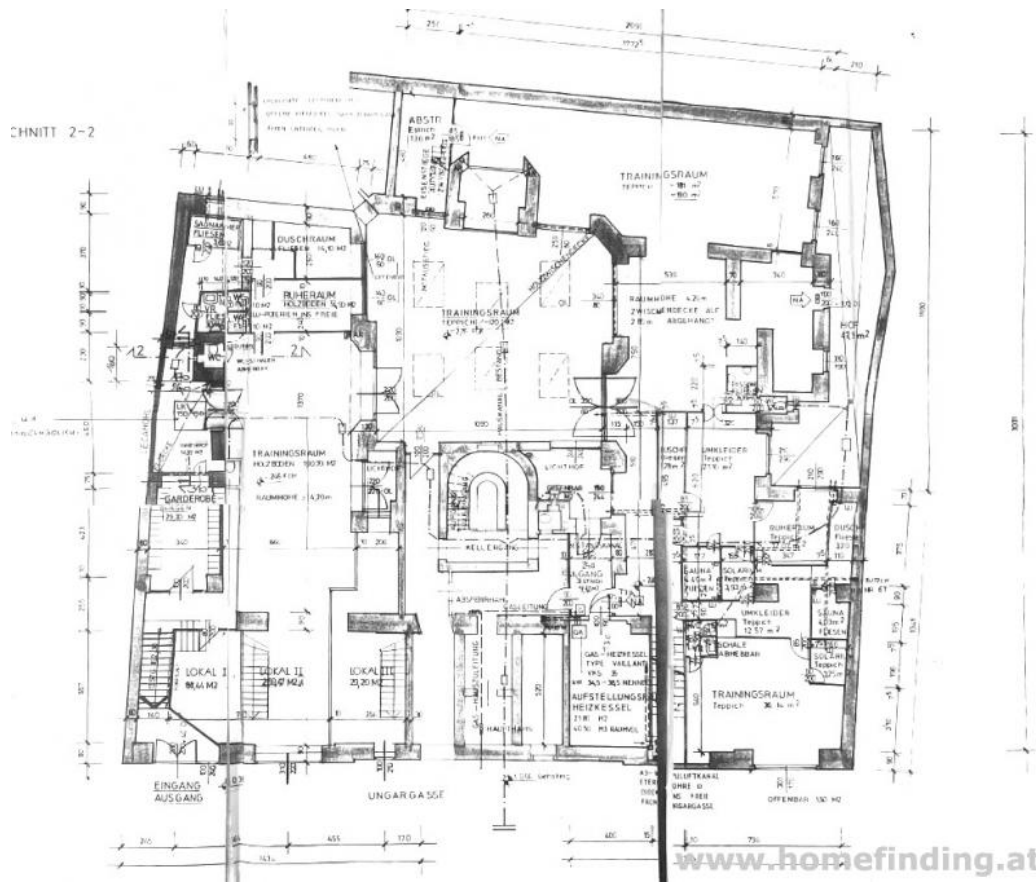
# nice office space near Ungargasse

📍 1030 Wien, Proximity: Invalidenstraße, Stadtpark

€ 11.180,78/month



## Plans



## About Property

This spacious offices of a representative oldstyle building close to Viennas city centre (walking distance).

### LOCATION

Shops, restaurants, supermarkets etc. are within walking distance at Landstraßer Hauptstraße. Nearby "Stadtpark" offers many possibilities of recreational activities in nature. Public lines are just around the corner and connect quickly with other districts.

### PUBLIC TRANSPORT

O, U3, U4

### PROPERTY

The office offers following rooms

- .sport areas
- .Sauna
- .Bathrooms
- .Changing rooms

### EQUIPMENT

- .wooden and tiled floors

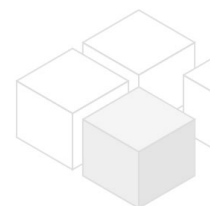
### COSTS

rent: general maintenance costs and VAT included

deposit: 4 gross rents

commission: 3 rents + 20% VAT

stamp fee



## General

Propertynumber	11787
Property type	Büro

## Costs

net rent	€ 8.342,88
gross rent	€ 10011.46
operating cost	€ 1169.32
total rent	€ 11.180,78

## Keyfacts

Nutzfläche	667.43m <sup>2</sup>
Property age	Altbau
condition	gut
Available from	Juni 2026

Contract type                      befristet

## Furnishing

type of heating	Zentralheizung
Flooring	Parkettboden
parking	--
kitchen	nein

## Energy Performance Certificate

Information                      Der Energieausweis wurde angefordert, aber noch nicht zur Verfügung ges

## Lage

Verkehrsanbindung	O, U3, U4, S-Bahn
Nähe	Invalidenstraße, Stadtpark

